

# Public Safety and Security Committee JOINT FAVORABLE REPORT

**Bill No:** SB-369 / [Bill Status](#) / [Public Hearing Testimony](#)

**Title:** AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING  
ELEVATORS.

**Vote Date:** 3/17/2026

**Vote Action:** Joint Favorable

**PH Date:** 3/5/2026

**File No.:**

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## **SPONSORS OF BILL:**

Public Safety and Security Committee

## **REASONS FOR BILL:**

This bill was raised in order to establish requirements for elevators in residential homes seeking to address a lack of proper regulation and oversight over the owners of these establishments. The Public Safety Committee has noted many elevators are improperly maintained, which may result in residents unable to properly access their homes, sometimes resulting in deadly consequences. This bill would establish a policy in which owners would be held liable if they do not provide 24 hours' notice for any scheduled maintenance of the elevator and/or repair an inoperable elevator within 48 hours.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

[Michelle Gilman, Commissioner, Commissioner of the Department of Administrative Services \(DAS\)](#): Commissioner Gilman wrote in opposition to the bill. She expresses concern that the bill will create a significant new statewide enforcement framework, which will need additional staff and funding that is not included in the Governor's budget for 2027. The Commissioner states that Section 1(f)(5) mandates that the department relocate tenants at the owner's expense if it is determined that the owner is in violation of subdivision (5) of subsection (c) of this section. Commissioner Gilman adds that this would require the DAS to hire new legal and administrative personnel.

## **NATURE AND SOURCES OF SUPPORT:**

**Gretchen Knauff, Director, New Haven Department of Persons with Disabilities:** Ms. Knauff is in support of the bill because she believes it is designed to protect the civil rights and safety of people with disabilities. She states that the bill mirrors an ordinance adopted by the City of New Haven. She claims that this is needed because people with disabilities living in multi-story buildings often depend on elevators as means of entering and exiting the building. She adds that malfunctioning elevators are dangerous and isolating.

**Change Recommended:**

- Require each municipality to add the requirements of the bill to existing enforcement mechanisms such as housing code enforcement or the office of the building inspector. Ms. Knauff believes this will alleviate the cost of setting up and managing a statewide program.

**Henry Murphy SR, Alder Ward 11:** Mr. Murphy is in support of the bill because he believes that working elevators are important to the safety, independence, and dignity of senior residents and those with disabilities. He states that when elevators do not work these individuals face missing medical care, delays in emergency response, and unnecessary isolation. He adds that emergency services rely on elevators when taking on calls.

**NATURE AND SOURCES OF OPPOSITION:**

**Mag Morelli, President, LeadingAge Connecticut & Rhode Island:** Ms. Morelli opposes the bill as it is currently written. She claims that the bill may be burdensome given the current realities of the elevator repair market. She states that the bill makes it so that an elevator that is inoperable for more than 48 hours is a violation, however repairs would take more than 48 hours. She adds that if not repaired there would be significant penalties.

**Change Recommended:**

- Remove penalties if there is at least one working elevator because the delayed repairs are out of the control of the owner.

**Anonymous, anonymous:** They appreciate the intent of the bill but have some concerns. They first state that they are concerned with Knox box requirements being enforced at the state level. They then state that there is confusion when to call a service provider when there is an issue with an elevator. They add that the service provider is probably better suited than firefighters to get an elevator door open. They are also concerned that this mandate to fix elevators will go after bad landlords, but it could also go after those in the middle. They also believe that the elevators that reach floors higher than two or three floors are needed to solve the issue. They note that the Bureau of Elevators (BOE) can only red-tag elevators and that those who voluntarily take their elevator out of service are more responsible than those who allow the issue to continue. They also ask the committee to consider increasing the size of the BOE so it has a bigger impact.

**Reported by:** Emma Rybacki, Clerk  
Olivia Buczak, Assist. Clerk

**Date:** 3/26/26