



General Assembly

February Session, 2026

**Governor's Bill No. 5092**

LCO No. 913



Referred to Committee on HOUSING

Introduced by:

Request of the Governor Pursuant  
to Joint Rule 9

***AN ACT PROTECTING RENTERS FROM RENT INCREASES UPON  
THE TRANSFER OF RESIDENTIAL PROPERTY.***

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

1 Section 1. Section 7-148c of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) In determining whether a rental charge or a proposed increase in  
4 a rental charge is so excessive, with due regard to all the circumstances,  
5 as to be harsh and unconscionable, a fair rent commission shall consider  
6 such of the following circumstances as are applicable to the type of  
7 accommodation: (1) The rents charged for the same number of rooms in  
8 other housing accommodations in the same and in other areas of the  
9 municipality; (2) the sanitary conditions existing in the housing  
10 accommodations in question; (3) the number of bathtubs or showers,  
11 flush water closets, kitchen sinks and lavatory basins available to the  
12 occupants thereof; (4) services, furniture, furnishings and equipment  
13 supplied therein; (5) the size and number of bedrooms contained  
14 therein; (6) repairs necessary to make such accommodations reasonably

15 livable for the occupants accommodated therein; (7) the amount of taxes  
16 and overhead expenses, including debt service, thereof; (8) whether the  
17 accommodations are in compliance with the ordinances of the  
18 municipality and the general statutes relating to health and safety; (9)  
19 the income of the petitioner and the availability of accommodations; (10)  
20 the availability of utilities; (11) damages done to the premises by the  
21 tenant, caused by other than ordinary wear and tear; (12) the amount  
22 and frequency of increases in rental charges; (13) whether, and the  
23 extent to which, the income from an increase in rental charges has been  
24 or will be reinvested in improvements to the accommodations; and (14)  
25 whether ownership of the accommodations has been transferred to a  
26 new owner within the preceding twelve months.

27 (b) As used in this subsection, "major renovations" means renovations  
28 whose total cost exceeds fifty thousand dollars per dwelling unit, as  
29 defined in section 47a-1.

30 (1) If ownership of the accommodations has been transferred to a new  
31 owner within the preceding twelve months, a fair rent commission shall  
32 determine whether the new owner has completed major renovations to  
33 the accommodations.

34 (2) If a fair rent commission determines that a new owner has  
35 completed major renovations, it shall assess whether the proposed rent  
36 increase is harsh and unconscionable or unfair and inequitable pursuant  
37 to subsection (a) of this section and section 7-148d, as amended by this  
38 act.

39 (3) If a fair rent commission determines that a new owner has not  
40 completed major renovations, the commission shall determine any  
41 increase to an existing tenant's rent exceeding the greater of (A) five per  
42 cent, or (B) the increase in the most recent calendar year average in the  
43 consumer price index for urban consumers to be so excessive as to be  
44 harsh and unconscionable.

45 (4) Nothing in this subsection shall preclude a fair rent commission

46 from determining that a proposed rent increase of five per cent or less is  
47 harsh and unconscionable or unfair and inequitable pursuant to  
48 subsection (a) of this section and section 7-148d, as amended by this act.

49 Sec. 2. Section 7-148d of the general statutes is repealed and the  
50 following is substituted in lieu thereof (*Effective October 1, 2026*):

51 (a) (1) If a commission determines, after a hearing, that the rental  
52 charge or proposed increase in the rental charge for any housing  
53 accommodation is so excessive, based on the standards and criteria set  
54 forth in subsection (a) of section 7-148c, as amended by this act, as to be  
55 harsh and unconscionable, it may order that the rent be limited to such  
56 an amount as it determines to be fair and equitable.

57 (2) If a commission determines, after a hearing, that the proposed  
58 increase is so excessive, pursuant to subdivision (3) of subsection (b) of  
59 section 7-148c, as amended by this act, as to be harsh and  
60 unconscionable, it shall order that the rent increase be limited to the  
61 greater of five per cent or the increase in the most recent calendar year  
62 average in the consumer price index for urban consumers.

63 (3) If a commission determines, after a hearing, that the housing  
64 accommodation in question fails to comply with any municipal  
65 ordinance or state statute or regulation relating to health and safety, it  
66 may order the suspension of further payment of rent by the tenant until  
67 such time as the landlord makes the necessary changes, repairs or  
68 installations so as to bring such housing accommodation into  
69 compliance with such ordinance, statute or regulation. The rent during  
70 said period shall be paid to the commission to be held in escrow subject  
71 to ordinances or provisions adopted by the town, city or borough.

72 (b) If the commission determines, after a hearing, that a landlord has  
73 retaliated in any manner against a tenant because the tenant has  
74 complained to the commission, the commission may order the landlord  
75 to cease and desist from such conduct.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	7-148c
Sec. 2	October 1, 2026	7-148d

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Sec. 2	October 1, 2026	7-148d

**Statement of Purpose:**

To implement the Governor's budget recommendations.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*