



General Assembly

February Session, 2026

**Substitute Bill No. 5359**



**AN ACT CONCERNING PROVISIONS IN RESIDENTIAL RENTAL AGREEMENTS.**

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

1 Section 1. Section 47a-4c of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026, and*  
3 *applicable to rental agreements entered into or renewed on or after October 1,*  
4 *2026*):

5 For any lease or rental agreement executed on or after October 1,  
6 2013, no landlord of residential real property shall require electronic  
7 funds transfer as the exclusive form of payment of rent or a security  
8 deposit. For purposes of this section, "electronic funds transfer" means  
9 any transfer of funds that is initiated through an electronic terminal,  
10 telephone or computer or magnetic tape so as to order, instruct or  
11 authorize a financial institution to debit or credit an account but shall  
12 not include any transfer originated by check, draft or similar paper  
13 instrument. For any lease or rental agreement entered into or renewed  
14 on or after October 1, 2026, every landlord of residential real property  
15 shall provide at least one method for the payment of rent that can be  
16 made by the tenant at no additional fee.

17 Sec. 2. Subsection (a) of section 47a-4 of the general statutes is  
18 repealed and the following is substituted in lieu thereof (*Effective October*  
19 *1, 2026, and applicable to rental agreements entered into or renewed on or after*

20 October 1, 2026):

21 (a) A rental agreement shall not provide that the tenant: (1) Agrees to  
22 waive or forfeit rights or remedies under this chapter and sections 47a-  
23 21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g, inclusive, 47a-35 to  
24 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section of  
25 the general statutes or any municipal ordinance unless such section or  
26 ordinance expressly states that such rights may be waived; (2)  
27 authorizes the landlord to confess judgment on a claim arising out of the  
28 rental agreement; (3) agrees to the exculpation or limitation of any  
29 liability of the landlord arising under law or to indemnify the landlord  
30 for that liability or the costs connected therewith; (4) agrees to waive his  
31 right to the interest on the security deposit pursuant to section 47a-21;  
32 (5) agrees to permit the landlord to dispossess him without resort to  
33 court order; (6) consents to the distraint of his property for rent; (7)  
34 agrees to pay the landlord's attorney's fees in excess of fifteen per cent  
35 of any judgment against the tenant in any action in which money  
36 damages are awarded; (8) agrees to pay a late charge prior to the  
37 expiration of the grace period set forth in section 47a-15a or to pay rent  
38 in a reduced amount if such rent is paid on or prior to the expiration of  
39 such grace period; (9) agrees to pay a late charge on rent payments made  
40 subsequent to such grace period in an amount exceeding the amounts  
41 set forth in section 47a-15a; [or] (10) agrees to pay a heat or utilities  
42 surcharge if heat or utilities is included in the rental agreement; ~~(11)~~  
43 agrees to pay an increased rental charge or other specific payment  
44 amount for a time period after the expiration of the rental agreement; or  
45 (12) for a tenant who is paying a reduced rental rate, agrees to pay a  
46 higher rent upon breach of the rental agreement.

47 Sec. 3. Subsections (c) and (d) of section 47a-7d of the 2026  
48 supplement to the general statutes are repealed and the following is  
49 substituted in lieu thereof (*Effective from passage and applicable to rental*  
50 *agreements entered into or renewed on or after October 1, 2026*):

51 (c) Not later than January 1, 2026, the Department of Housing shall  
52 publish, on the department's Internet web site, a standardized rental

53 terms summary form, and, not later than July 1, 2026, the department  
 54 shall publish, on its Internet web site, an updated version of such form  
 55 consistent with the provisions of this subsection. Such form shall clearly  
 56 summarize the key terms of a written rental agreement, including, but  
 57 not limited to, the term of the rental agreement, the name of the  
 58 landlord, the point of contact for property management purposes, the  
 59 name of each tenant and the total periodic rent determined in  
 60 accordance with the provisions of subsection (a) of this section. Such  
 61 summary form shall be published and provided in both English and  
 62 Spanish and, on and after October 1, 2026, include the amount, if any,  
 63 that the tenant shall be charged in accordance with the provisions of  
 64 section 47a-15a if the rent is not paid within the grace period provided  
 65 in said section.

66 (d) On and after April 1, 2026, no landlord shall provide a written  
 67 rental agreement to any tenant unless such rental agreement includes,  
 68 as the first page of such rental agreement, a completed copy of the  
 69 standardized rental terms summary form published pursuant to  
 70 subsection (c) of this section. On and after October 1, 2026, any such  
 71 written rental agreement entered into or renewed on or after October 1,  
 72 2026 shall include the updated version of such summary form.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026, and applicable to rental agreements entered into or renewed on or after October 1, 2026</i>	47a-4c
Sec. 2	<i>October 1, 2026, and applicable to rental agreements entered into or renewed on or after October 1, 2026</i>	47a-4(a)

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Sec. 3	<i>from passage and applicable to rental agreements entered into or renewed on or after October 1, 2026</i>	47a-7d(c) and (d)
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**Statement of Legislative Commissioners:**

The effective date of Section 2 was changed to mirror Sections 1 and 3 for consistency, Section 2(a)(11) was reworded for clarity and consistency and in Section 3, Subsec. (d) was added to include a provision referring to the updated summary form to conform with the changes being made in Subsec. (c).

**HSG**      *Joint Favorable Subst. -LCO*