



AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

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

1 Section 1. Section 47a-4d of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) As used in this section, "tenant screening report" means a credit
4 report, a criminal background report, an employment history report, a
5 rental history report or any combination thereof, used by a landlord to
6 determine the suitability of a prospective tenant.

7 (b) No landlord may demand from a prospective tenant any
8 payment, fee or charge for the processing, review or acceptance of any
9 rental application, or demand any other payment, fee or charge before
10 or at the beginning of the tenancy, except a security deposit pursuant to
11 section 47a-21, advance payment for the first month's rent or a deposit
12 for a key or any special equipment, or a fee for a tenant screening report
13 as provided in subsection (c) of this section. No landlord may charge a
14 tenant a move-in or move-out fee.

15 (c) On and after October 1, 2023, a landlord may charge a fee not
16 exceeding fifty dollars plus an adjustment reflecting any increase in the
17 consumer price index for urban consumers, as determined by the
18 Commissioner of Housing on an annual basis, for a tenant screening
19 report concerning a prospective tenant.

20 (d) A landlord that charges a fee for a tenant screening report
21 concerning a prospective tenant shall provide the prospective tenant
22 with (1) a copy of the tenant screening report or, if the landlord is
23 prohibited from providing such a copy, information concerning such
24 report that would allow such tenant to request a copy of such report
25 from the service provider that produced such report, and (2) a copy of
26 the receipt or invoice from the entity conducting the tenant screening
27 report concerning the prospective tenant.

28 (e) A landlord shall not deny an application for rental housing on the
29 basis of credit history if the applicant is a victim of domestic violence, as
30 defined in section 46b-1. In order to establish the applicant's status as a
31 victim of domestic violence, an applicant may submit to the landlord (1)
32 a letter from a domestic violence counselor or sexual assault counselor,
33 as such terms are defined in section 52-146k, a housing counselor
34 certified by the United States Department of Housing and Urban
35 Development or an attorney representing the applicant; (2) a police
36 report; or (3) an order of protection issued pursuant to section 46b-15,
37 46b-16a, 46b-38c, 53a-40e or 54-1k in which the applicant is named as a
38 protected person and that is in effect at the time such tenant screening
39 report is issued. Any landlord who violates the provisions of this
40 subsection shall pay the applicant actual damages, including all
41 amounts paid to the landlord as an application fee, application deposit
42 or reimbursement for any of the landlord's out-of-pocket expenses that
43 were charged to the applicant, along with attorney's fees.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	47a-4d

Statement of Legislative Commissioners:
In Subsec. (e)(1), "counselor" was inserted after "domestic violence", and "such terms are" was inserted before "defined", and in Subsec. (e)(3), "order" was changed to "order of protection" and "in which the applicant is named as a protected person " was added for clarity and statutory consistency.

HSG *Joint Favorable Subst. -LCO*