



General Assembly

February Session, 2026

**Substitute Bill No. 5367**



**AN ACT CONCERNING THE REMOVAL OF UNAUTHORIZED PERSONS FROM RESIDENTIAL PROPERTY.**

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

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) As used in this section:

2 (1) "Unauthorized person" means an individual who has entered, or  
3 remains in, residential property without the consent of the owner or  
4 lawful occupant;

5 (2) "Dwelling unit" has the same meaning as provided in section 47a-  
6 1 of the general statutes;

7 (3) "Police officer" means a sworn member of the Division of State  
8 Police or of a municipal police department; and

9 (4) "Law enforcement agency" means the Division of State Police  
10 within the Department of Emergency Services and Public Protection or  
11 an organized municipal police department.

12 (b) A real property owner, or the authorized agent of the real  
13 property owner, may request the law enforcement agency for the  
14 municipality in which the property is located to immediately remove a  
15 person unlawfully occupying a dwelling unit pursuant to this section if  
16 all of the following conditions are met:

17 (1) The requestor is the real property owner or authorized agent of  
18 the real property owner;

19 (2) The real property that is being occupied includes a dwelling unit;

20 (3) An unauthorized person has unlawfully entered and remained or  
21 continues to reside on the real property owner's property;

22 (4) The real property was not open to members of the public at the  
23 time the unauthorized person entered;

24 (5) The real property owner has directed the unauthorized person to  
25 leave the property;

26 (6) The unauthorized person is not a current or former tenant  
27 pursuant to a written or oral rental agreement authorized by the real  
28 property owner;

29 (7) The unauthorized person is not an immediate family member of  
30 the real property owner; and

31 (8) There is no pending litigation related to the real property between  
32 the real property owner and any known unauthorized person.

33 (c) To request the immediate removal of an unauthorized person who  
34 is unlawfully occupying a residential property, the real property owner,  
35 or the authorized agent of the real property owner, shall submit a  
36 request to the law enforcement agency of the municipality in which the  
37 real property is located by presenting a (1) signed affidavit, and (2) copy  
38 of the property owner's valid government-issued identification or, in the  
39 case of an authorized agent, documents evidencing the agent's authority  
40 to act on behalf of the property owner. The affidavit shall certify the  
41 following:

42 (A) That the requestor is the real property owner or owner's  
43 authorized agent of the real property from which removal is sought;

44 (B) The date on which the real property owner obtained title to the

45 real property from which removal is sought;

46 (C) That an unauthorized person has unlawfully entered the property  
47 and unlawfully remains on the property after being directed to leave the  
48 property;

49 (D) That the property was not open to members of the public at the  
50 time the unauthorized person entered;

51 (E) That the unauthorized person is not an immediate family member  
52 of the real property owner;

53 (F) That the unauthorized person is not an owner or co-owner of the  
54 property and has not been listed on the title to the property unless the  
55 person has engaged in title fraud;

56 (G) That there is no litigation related to the real property pending  
57 between the real property owner and any unauthorized person who is  
58 unlawfully occupying the property; and

59 (H) That the unauthorized person being removed from the property  
60 may bring a cause of action against the requestor for any false  
61 statements made in the request and affidavit and that the requestor may  
62 be liable for actual damages, penalties, costs and reasonable attorney  
63 fees.

64 (d) Upon receipt of the request, the law enforcement agency shall  
65 verify that the person submitting the request is the record owner of the  
66 real property, or the authorized agent of the owner of such property,  
67 and appears otherwise entitled to relief under this section. If verified,  
68 the local law enforcement agency shall, without delay, serve a notice to  
69 immediately vacate on each unauthorized person who is unlawfully  
70 occupying the property and shall put the owner in possession of the real  
71 property. Service may be accomplished by hand delivery of the notice  
72 to the unauthorized person or by posting the notice on the front door or  
73 entrance of the property. The police officer serving such notice shall also  
74 attempt to verify the identities of all persons occupying the property and

75 note the identities on the return of service. If appropriate, the police  
76 officer may arrest any unauthorized person found on the property for  
77 trespass, outstanding warrants or any other legal cause.

78 (e) A person may bring a civil cause of action for wrongful removal  
79 under this section. A person harmed by a wrongful removal under this  
80 section may be restored to possession of the real property and may  
81 recover actual costs and damages incurred, statutory damages equal to  
82 triple the fair market rent of the property, court costs and reasonable  
83 attorney's fees.

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| This act shall take effect as follows and shall amend the following sections: |                 |             |
| Section 1   | October 1, 2026 | New section |

**Statement of Legislative Commissioners:**

References to "police department" were changed to "law enforcement agency" and "police officer" and a definition for such terms added, for consistency with standard drafting conventions; references to "property owner" were changed to "real property owner" and references to "property" were changed to "real property" for clarity and consistency.

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