



General Assembly

February Session, 2026

***Raised Bill No. 5440***

LCO No. 2481



Referred to Committee on JUDICIARY

Introduced by:  
(JUD)

***AN ACT CONCERNING THE AWARD OF REASONABLE ATTORNEY'S FEES BY THE COURT IN ENTRY AND DETAINER CASES.***

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

1 Section 1. Subsection (a) of section 47a-45a of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective October*  
3 *1, 2026*):

4 (a) If it is found (1) that a forcible entry has been made into the land,  
5 tenement or dwelling unit, or (2) that the same are detained with force  
6 and strong hand, or (3) that damage has been caused to the premises or  
7 damage to or removal of or detention of the personal property of the  
8 possessor, or (4) that the party put out of possession would be required  
9 to cause damage to the premises or commit a breach of the peace in  
10 order to regain possession, as complained of, the judge shall render  
11 judgment that the complainant be restored to, and resealed of, the  
12 premises or that the personal property removed or detained be returned  
13 to the complainant, and shall award a writ of restitution accordingly.  
14 The complainant shall recover costs and reasonable attorney's fees from  
15 the person complained of. Execution shall be granted against the person

16 complained of.

17 Sec. 2. Section 47a-46 of the general statutes is repealed and the  
18 following is substituted in lieu thereof (*Effective October 1, 2026*):

19 The party aggrieved may recover in a civil action double damages,  
20 [and his] costs and reasonable attorney's fees against the defendant, if it  
21 is found on the trial of a complaint brought under section 47a-43 that  
22 [he] the defendant entered into the land, tenement or dwelling unit by  
23 force or after entry held the same by force or otherwise injured the party  
24 aggrieved in the manner described in section 47a-43.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	47a-45a(a)
Sec. 2	<i>October 1, 2026</i>	47a-46

**Statement of Purpose:**

To permit the court to award reasonable attorney's fees in entry and detainer cases.

*[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.]*