



General Assembly

**Substitute Bill No. 335**

February Session, 2026



**AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS.**

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

1 Section 1. Section 47a-4 of the general statutes is repealed and the  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 said date*):

4 (a) A rental agreement shall not provide that the tenant: (1) Agrees to  
5 waive or forfeit rights or remedies under this chapter and sections 47a-  
6 21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g, inclusive, 47a-35 to  
7 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section of  
8 the general statutes or any municipal ordinance unless such section or  
9 ordinance expressly states that such rights may be waived; (2)  
10 authorizes the landlord to confess judgment on a claim arising out of the  
11 rental agreement; (3) agrees to the exculpation or limitation of any  
12 liability of the landlord arising under law or to indemnify the landlord  
13 for that liability or the costs connected therewith; (4) agrees to waive  
14 [his] such tenant's right to the interest on the security deposit pursuant  
15 to section 47a-21; (5) agrees to permit the landlord to dispossess [him]  
16 such tenant without resort to court order; (6) consents to the distraint of  
17 [his] such tenant's property for rent; (7) agrees to pay the landlord's  
18 attorney's fees in excess of fifteen per cent of any judgment against the  
19 tenant in any action in which money damages are awarded; (8) agrees

20 to pay a late charge prior to the expiration of the grace period set forth  
21 in section 47a-15a or to pay rent in a reduced amount if such rent is paid  
22 prior to the expiration of such grace period; (9) agrees to pay a late  
23 charge on rent payments made subsequent to such grace period in an  
24 amount exceeding the amounts set forth in section 47a-15a; [or] (10)  
25 agrees to pay a heat or utilities surcharge if heat or utilities is included  
26 in the rental agreement; or (11) agrees to pay for utilities billed to the  
27 tenant if no separate meter is used to measure utilities delivered  
28 exclusively to such tenant's dwelling unit.

29 (b) A provision prohibited by subsection (a) of this section included  
30 in a rental agreement is unenforceable.

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 said date</i>	47a-4

**Statement of Legislative Commissioners:**

The effective date was changed to add "applicable to rental agreements entered into or renewed on or after said date" to avoid potential impairment of contract concerns.

**HSG**      *Joint Favorable Subst.*