



General Assembly

February Session, 2026

Raised Bill No. 369

LCO No. 2117



Referred to Committee on PUBLIC SAFETY AND SECURITY

Introduced by:
(PS)

**AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING
ELEVATORS.**

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

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) For the purposes of this
2 section:

3 (1) "Elevator" has the same meaning as provided in section 29-191 of
4 the general statutes;

5 (2) "Exempt property" means any municipal-owned property, state-
6 owned property and any building or structure undergoing remodeling,
7 restoration, repair or renovation under a current building permit;

8 (3) "Knox box" means a secure, wall-mounted safe that stores keys or
9 access cards and allows fire departments and first responders
10 immediate access to commercial or residential buildings during
11 emergencies without forcing entry;

12 (4) "Owner" means any person who holds legal title to any residential
13 elevator building, with or without being in actual possession of the

14 residential elevator building;

15 (5) "Person" includes any individual, firm, corporation, association or
16 partnership; and

17 (6) "Residential elevator building" means any building located in the
18 state that is wholly or partly used for residential purposes with at least
19 one elevator used by persons with disabilities as the means of ingress
20 and egress to any floor above or below the ground floor, including a
21 garage. "Residential elevator building" does not include exempt
22 property.

23 (b) The owner of a residential elevator building shall:

24 (1) Provide twenty-four hours' advance written notice of any
25 scheduled maintenance of an elevator;

26 (2) Conduct scheduled maintenance on each elevator in accordance
27 with industry standards and the manufacturer's recommended
28 maintenance;

29 (3) Properly and adequately maintain and repair each elevator to
30 prevent any elevator from becoming inoperable or being out-of-service;

31 (4) Install a Knox box that has been approved by the municipality's
32 fire department on the exterior of each residential elevator building;

33 (5) Repair any inoperable elevator. An elevator shall be deemed in
34 violation of this subdivision if (A) (i) the elevator is inoperable for more
35 than forty-eight consecutive hours, or (ii) there are more than two
36 instances of the elevator being inoperable for any period of time in any
37 consecutive thirty-day period, and (B) the owner is unable to
38 demonstrate that (i) the delay in repair is due to circumstances beyond
39 the owner's control, (ii) the owner has a valid elevator service contract
40 that provides access to a twenty-four-hour service line, and (iii) the
41 owner has agreed to pay for any loss of earned income, equivalent
42 alternative housing and moving costs, as applicable, for all tenants with

43 disabilities and such tenants' families residing in the residential elevator
44 building until the repairs are complete;

45 (6) Display the signage described in subsection (d) of this section; and

46 (7) Meet the notice requirements described in subsection (e) of this
47 section.

48 (c) For each elevator in a residential elevator building, the owner shall
49 post signage that:

50 (1) Is in English and Spanish and provides instructions regarding
51 where to call if the elevator becomes inoperable;

52 (2) Is not less than eight and one-half inches by eleven inches in size,
53 with a minimum of twenty-four-point San Serif-type font;

54 (3) Is posted inside and outside each elevator as close as possible to
55 the elevator's call buttons, but not higher than sixty inches from the
56 floor; and

57 (4) States the following:

58 "If this elevator is not working and it is an emergency, dial 911. If it is
59 not an emergency and you do not have access to another working
60 elevator for at least forty-eight consecutive hours, call (THE
61 APPLICABLE MUNICIPALITY) at (THE APPLICABLE PHONE
62 NUMBER).

63 Si este elevador no funciona y es una emergencia, marque el 911. Si
64 no es una emergencia y no ha tenido acceso a otro elevador en
65 funcionamiento durante al menos cuarenta y ocho horas consecutivas,
66 llame a (THE APPLICABLE MUNICIPALITY) al (THE APPLICABLE
67 PHONE NUMBER)."

68 (d) On or before November 1, 2026, and annually thereafter, each
69 owner of a residential elevator building shall notify all current tenants

70 of the residential elevator building in writing of their rights under this
71 section. Each such owner shall also notify each tenant in writing of such
72 tenant's rights when the tenant executes a lease with the owner.

73 (e) A violation of this section shall result in a fine not to exceed two
74 hundred fifty dollars for each day the violation continues after the
75 owner's receipt of a written citation of the violation.

76 (f) The Department of Administrative Services shall enforce the
77 provisions of this section. The department (1) shall undertake
78 investigations of complaints for the purpose of documenting violations
79 of this section, (2) may order any owner who violates this section to
80 correct such violation, (3) may issue citations for violations of this
81 section, (4) may effectuate the removal or abatement of a violation of
82 this section under the procedures set forth in this section, and (5) may
83 relocate tenants at the cost of the owner if the department determines
84 such relocation is necessitated by the owner's violation of subdivision
85 (5) of subsection (c) of this section.

86 (g) With respect to any violation of this section, the department shall
87 serve to the owner of a residential elevator building a written notice of
88 the violation of this section by personal service or by mailing such
89 citation to the owner's last-known address by certified mail, return
90 receipt requested.

91 (h) If the owner fails to correct or abate a violation of this section
92 within two calendar days after receiving a notice of the violation, as
93 provided in subsection (g) of this section, the Department of
94 Administrative Services shall serve a written civil citation on the owner
95 of the residential elevator building unless the owner, within such two-
96 day period, demonstrates to the department that the violation occurred
97 as a result of a casualty loss for which insurance is available, but the
98 owner needs additional time to correct the violation, in which case the
99 department, in the department's discretion, may issue a written stay of
100 the enforcement of the citation and the enforcement of any fines

101 imposed against the owner. Such stay shall be expressly conditioned
102 upon correction of the violation within a specified period of time not to
103 exceed thirty days, unless the owner makes a request in writing to the
104 department within the time specified by the department that the stay
105 should be extended for an additional period of time, in which case the
106 department may extend such stay in writing for an additional period of
107 time not to exceed sixty days. If the conditions of the stay are not met
108 within the applicable time period, the stay shall be terminated, all fines
109 assessed against the owner shall be enforced and the department shall
110 serve the citation upon the owner by personal service or by mailing such
111 citation to the owner's last-known address by certified mail, return
112 receipt requested. The civil citation shall provide the owner with the
113 following information:

114 (1) The allegations made against the owner and the amount of any
115 fines imposed for, and costs incurred because of, the violation of this
116 section;

117 (2) That the owner may contest liability at a hearing conducted by the
118 Department of Administrative Services in accordance with the
119 provisions of chapter 54 of the general statutes by delivering written
120 notice in person or by mail to said department within ten calendar days
121 after the date of receipt of the citation; and

122 (3) That if the owner does not demand such hearing within such ten
123 calendar days, the owner shall be deemed to have admitted liability and
124 the department may enforce the citation without further notice.

125 (i) (1) An owner in receipt of a civil citation issued pursuant to
126 subsection (h) of this section may:

127 (A) Admit liability for the alleged violation and pay to the
128 department the full amount of any fine and costs due. Such payment
129 shall be inadmissible in any proceeding, civil or criminal, to establish
130 the conduct of any person; or

131 (B) Contest liability at a hearing conducted by the Department of
132 Administrative Services in accordance with the provisions of chapter 54
133 of the general statutes by delivering written notice in person or by mail
134 to the department within ten calendar days after the date of receipt of
135 the citation. Any owner who contests liability shall be given written
136 notice of the date, time and place for the hearing. Such hearing shall be
137 held not less than fifteen days nor more than thirty days after the date
138 of the delivery of the notice to the department. The hearing officer shall
139 issue a written decision and state in the decision the reasons for the
140 action taken. Such decision shall be subject to judicial review by way of
141 appeal. Any such appeal shall be instituted within thirty days of the
142 issuance of the decision of the hearing officer.

143 (2) If the owner fails to request a hearing within such ten-day period,
144 the hearing officer may enter a default upon a finding of proper notice
145 and liability.

146 (j) All funds collected by the department pursuant to this section shall
147 be deposited into the elevator account established pursuant to
148 subsection (k) of this section.

149 (k) There is established an account to be known as the "elevator
150 account", which shall be a separate, nonlapsing account. The account
151 shall contain any moneys required by law to be deposited in the account.
152 Moneys in the account shall be expended by the Department of
153 Administrative Services for the purposes of carrying out the provisions
154 of this section.

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

To establish various requirements applicable to owners of residential elevator buildings.

[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.]