



General Assembly

February Session, 2026

Substitute Bill No. 369



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 building" means any building located on municipal-
6 owned property or state-owned property and any building or structure
7 undergoing remodeling, restoration, repair or renovation under a
8 current building permit;

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

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

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

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

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

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

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

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

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

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

47 (6) Display the signage described in subsection (c) of this section; and

48 (7) Meet the notice requirements described in subsection (d) of this
49 section.

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

52 (1) 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 (2) 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 (3) 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 investigate
78 complaints for the purpose of documenting violations of this section, (2)
79 may order any owner that violates this section to correct such violation,
80 (3) may issue citations for violations of this section, (4) may effectuate
81 the removal or abatement of a violation of this section under the
82 procedures set forth in this section, and (5) may relocate tenants at the
83 cost of the owner if the department determines such relocation is
84 necessitated by the owner's violation of subdivision (5) of subsection (b)
85 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 served 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 that 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:		
Section 1	October 1, 2026	New section

Statement of Legislative Commissioners:

In Subsec. (a)(2), ""Exempt property" means any municipal-owned property, state-owned property" was changed to ""Exempt building" means any building located on municipal-owned property or state-owned property" for clarity, in Subsec. (a)(3), ""Knox box"" was changed to ""Fire department key box" for consistency with standard drafting conventions, in Subsec. (a)(6), "exempt property" was changed to "exempt building" for consistency, in Subsec. (b)(4), "Knox box" was changed to "fire department key box" for consistency, in Subsec. (b)(6), "subsection (d)" was changed to "subsection (c)" for accuracy, in Subsec. (b)(7), "subsection (e)" was changed to "subsection (d)" for accuracy, in Subsec. (c), Subdiv. 1 was deleted to eliminate redundant language and the remaining subdivisions were renumbered accordingly, in Subsec. (f), "shall undertake investigations of" was changed to "shall investigate" for consistency with standard drafting conventions and "subsection (c)" was changed to "subsection (b)" for accuracy, and in Subsec. (i)(1), "citation issued" was changed to "citation served" for internal consistency.

PS *Joint Favorable Subst. -LCO*