



General Assembly

Amendment

February Session, 2026

LCO No. 5605



Offered by:

SEN. GASTON, 23rd Dist.

REP. BOYD, 50th Dist.

REP. PAOLILLO A., 97th Dist.

To: Subst. Senate Bill No. 369

File No. 357

Cal. No. 243

"AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING ELEVATORS."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Section 29-191 of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2026*):

5 As used in this chapter [, "department"] and sections 2 and 3 of this
6 act:

7 (1) "Department" means the Department of Administrative Services;
8 ["commissioner"]

9 (2) "Commissioner" means the Commissioner of Administrative
10 Services; ["elevator"]

11 (3) "Elevator" means a hoisting and lowering mechanism equipped

12 with a car or platform which moves in guides or rails in a substantially
13 vertical direction other than an inclined stairway chairlift and a vertical
14 wheelchair or incline lift, including sidewalk elevators used for the
15 carrying of persons or freight; [and "escalator"]

16 (4) "Escalator" means a moving inclined continuous stairway or
17 runway used for raising or lowering passengers;

18 (5) "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 as the means of ingress and egress to any floor above
21 or below the ground floor, including a garage. "Residential elevator
22 building" does not include any building located on municipal-owned
23 property or state-owned property and any building or structure
24 undergoing remodeling, restoration, repair or renovation under a
25 current building permit;

26 (6) "Owner" has the same meaning as provided in section 47a-1;

27 (7) "Building and housing codes" has the same meaning as provided
28 in section 47a-1;

29 (8) "Inoperable" means operating in a manner that materially and
30 consistently limits reliable access to dwelling units served by an
31 elevator;

32 (9) "Local building official" means the person appointed pursuant to
33 section 29-260; and

34 (10) "Elevator contractor" means a person licensed by the Department
35 of Consumer Protection to perform elevator installation, repair and
36 maintenance work, as defined in section 20-330.

37 Sec. 2. (NEW) (*Effective October 1, 2026*) (a) Each owner of a residential
38 elevator building shall maintain each elevator in such building in
39 continuous working order in accordance with applicable building and
40 housing codes, including, but not limited to, the Connecticut Safety

41 Code for Elevators and Escalators, adopted pursuant to section 29-192
42 of the general statutes.

43 (b) Each owner shall provide notice to tenants in a residential elevator
44 building as follows:

45 (1) Post a sign as close as possible to the elevator's call buttons, but
46 not higher than sixty inches from the floor, that states the following in
47 English and Spanish:

48 "If this elevator is not working and it is an emergency, dial 911. If it is
49 not an emergency and you do not have access to another working
50 elevator for at least forty-eight consecutive hours, call (THE
51 APPLICABLE MUNICIPALITY) at (THE APPLICABLE PHONE
52 NUMBER)."

53 (2) Provide written notice to each tenant at least twenty-four hours
54 prior to any scheduled maintenance of an elevator.

55 (3) Not later than twenty-four hours after an elevator is first reported
56 as being inoperable and is not restored to service, provide written notice
57 to each tenant whose dwelling unit is served by such elevator. Such
58 notice shall include, but need not be limited to, (A) the cause of the
59 inoperability, if known, (B) the estimated time for restoration of services,
60 if known, (C) the name and contact information for an individual to
61 provide current information concerning the status of the repair of such
62 elevator, and (D) the name and contact information of the local building
63 official to report any violation of this section or applicable building or
64 housing codes.

65 (c) Not later than forty-eight hours after an elevator is first reported
66 as being inoperable and is not restored to service, an owner shall submit
67 to the local building official (1) the notice of such inoperability provided
68 to tenants pursuant to subdivision (3) of subsection (b) of this section,
69 and (2) a repair plan prepared by an elevator contractor that includes,
70 but need not be limited to, (A) the cause of the inoperability, (B) the
71 nature of the repair required, and (C) the date by which the elevator

72 repairs are expected to be completed. Such owner shall comply with the
73 plan for periodic updates established pursuant to the provisions of
74 subsection (a) of section 3 of this act until the elevator is restored to
75 service.

76 Sec. 3. (NEW) (*Effective October 1, 2026*) (a) Not later than two business
77 days after receiving a notice and repair plan for an inoperable elevator
78 in a residential elevator building pursuant to subsection (c) of section 2
79 of this act, a local building official shall contact the owner of such
80 building or the elevator contractor, as needed, to establish a plan for
81 periodic updates about the status of such repair plan.

82 (b) Each local building official shall investigate any complaint
83 received about an inoperable elevator in a residential elevator building.
84 Upon finding such elevator to be inoperable, such local building official
85 shall issue a written request to the owner of such building requiring
86 compliance with the provisions of section 2 of this act by not later than
87 five business days after the date of such request. Such request shall
88 specify that such owner may be subject to the penalties specified in
89 section 29-198 of the general statutes, for any noncompliance with such
90 request.

91 (c) Each local building official shall notify the department of each of
92 the following, in the form and manner prescribed by the commissioner:

93 (1) Receipt of a notice and repair plan for an inoperable elevator;

94 (2) Receipt of a complaint about an inoperable elevator in a
95 residential elevator building;

96 (3) Any instance of noncompliance of an owner of a residential
97 elevator building with (A) the provisions of section 2 of this act, (B) a
98 repair plan for an inoperable elevator, (C) a plan for periodic updates
99 established pursuant to subsection (a) of this section, or (D) a request for
100 compliance issued to such owner pursuant to subsection (b) of this
101 section.

102 (d) The department may impose the penalty specified in subsection
103 (e) of this section or take any action authorized pursuant to chapter 538
104 of the general statutes to enforce compliance with the provisions of this
105 section and section 2 of this act, including, but not limited to, requiring
106 more frequent inspections of an elevator pursuant to section 29-195 of
107 the general statutes, revocation of a certificate to operate an elevator
108 issued pursuant to section 29-196 of the general statutes or requiring
109 discontinuance of operation of an elevator pursuant to section 29-197 of
110 the general statutes.

111 (e) Any owner who violates any of the provisions of this subsection
112 or section 2 of this act shall (1) for the first offense, be fined not more
113 than two hundred fifty dollars, and (2) for each subsequent offense, be
114 fined not more than five hundred dollars."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	29-191
Sec. 2	<i>October 1, 2026</i>	New section
Sec. 3	<i>October 1, 2026</i>	New section