
OLR Bill Analysis

sHB 5161

AN ACT REQUIRING THE COLLECTION OF IDENTIFYING INFORMATION OF NONRESIDENT OWNERS OF RESIDENTIAL PROPERTY.

SUMMARY

This bill requires municipalities with a population of at least 25,000 based on the most recent decennial census (“covered municipalities”) to require certain residential property owners and landlords to report specified information to the municipality, such as their current residential address. Existing law allows, but does not require, all municipalities to do so. The bill also modifies the reporting requirement for these municipalities to include other identifying information for the owner, landlord, or agent in charge of the building. Under current law, the identifying information requirement applies only to certain individuals associated with a business entity that owns rental property. Additionally, under the bill, violators commit a violation and are subject to a fine of between \$250 and \$1,000 (rather than an infraction as under current law).

The bill adds complying with the modified reporting requirement to the law’s list of landlord responsibilities (§ 2). Under existing law, (1) rental agreements cannot allow landlords to receive rent payments for any period during which the landlord is noncompliant with these responsibilities (CGS § 47a-4a) and (2) a tenant who claims that the landlord failed to perform his or her legal duties may generally start an action in Superior Court to seek relief (CGS § 47a-14h).

Lastly, it makes technical, conforming, and other minor changes, such as specifying that the duties of agents in charge of a building include property supervision and maintenance to comply with state law and local codes.

EFFECTIVE DATE: October 1, 2026

MUNICIPAL LANDLORD IDENTIFICATION REQUIREMENTS

Current law allows municipalities to require nonresident property owners and landlords renting to federal Housing Choice Voucher program participants (also known as “project-based housing providers” or PBHPs) to report certain information to the tax assessor or another designated municipal officer. This information must include the following:

1. the owner’s or PBHP’s current residential address, if they are an individual, or
2. the current residential address of (a) the agent in charge of the building and (b) each person who exercises day-to-day financial or operational control of the property (i.e. “controlling participants”), if the owner or PBHP is a business entity that owns rental property in the state (i.e. a corporation, partnership, trust, or other legally recognized entity).

For business entities, this report must also include identifying information for the controlling participants.

Identifying Information and Nonresident Owners

Current law does not define “identifying information,” but under the bill it is proof of a person’s name, birthdate, current residential address, driver’s license number, or other government-issued identification number. The bill also defines “nonresident owner,” as a person or business entity that does not live at the rental property and is either (1) an owner (i.e. one or more people with legal title to the property or beneficial ownership and a right to present use and enjoyment of the premises, including mortgagees in possession) or (2) the controlling participant of the entity that owns the property (see above).

Covered Municipalities

Under the bill, covered municipalities must require nonresident property owners and PBHPs to report the information described above to them. For these municipalities, the bill also expands the reporting requirement to include accurate identifying information for the

nonresident owner, PBHP, or agent in charge.

FOIA Exemption

Under current law, reports provided to a tax assessor on or after October 1, 2023, are exempt from disclosure under the state’s Freedom of Information Act. The bill (1) makes these reports exempt regardless of when they were provided and (2) specifies the exemption also applies to reports provided to other designated municipal officers.

Violations of Reporting Requirement

Under the bill, a person who violates the reporting requirement discussed above commits a violation and is subject to a fine of between \$250 and \$1,000, rather than an infraction as under current law. (Infractions are punishable by fines, usually set by Superior Court judges, of between \$35 and \$90, plus a \$20 or \$35 surcharge and an additional fee based on the fine’s amount. An infraction is not a crime, and violators can pay the fine by mail without making a court appearance.)

Existing law also allows municipalities to adopt an ordinance setting a civil penalty for violations of the reporting requirement. The penalty cannot exceed \$500 for a first violation and \$1,000 for subsequent violations. Anyone who is assessed a civil penalty may appeal to Superior Court (CGS § 47a-6b).

BACKGROUND

Related Bill

HB 274, §§ 1 & 2, reported favorably by the Planning and Development Committee, generally has similar provisions.

sSB 408, § 3, reported favorably by the Public Safety and Security Committee, has similar provisions to § 1.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 12 Nay 6 (03/05/2026)