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**OLR Bill Analysis**

**SB 339**

***AN ACT ALLOWING LONG-TERM RENTAL OF BEDROOMS IN A SINGLE-FAMILY HOME AS OF RIGHT.***

**SUMMARY**

This bill prohibits most municipal zoning regulations from banning owner-occupants of single-family homes from renting out up to three of their home's bedrooms for terms of at least six months. It also prohibits the regulations from requiring these owners to get a special permit or exception before renting the bedrooms. The bill's prohibitions apply to homes in a residential zone that owner-occupants use as their primary residence in municipalities that exercise zoning authority under the statutes (CGS § 8-2), not a special act.

Under existing law, unchanged by the bill, municipalities may use their general powers to, among other things, regulate off-street parking, nuisances, and rooming or boarding houses (CGS § 7-148). Generally, a rented bedroom is subject to the state's landlord tenant laws on dwelling units (CGS § 47a-1 et seq.).

EFFECTIVE DATE: October 1, 2026

**COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 17    Nay 1    (03/05/2026)