



General Assembly

Amendment

February Session, 2026

LCO No. 5824



Offered by:
REP. WEIR, 55th Dist.

To: Senate Bill No. 274

File No. 153

Cal. No. 454

**"AN ACT CONCERNING NONRESIDENT LANDLORD
REGISTRATION AND INCREASING PENALTIES FOR REPEAT
BUILDING AND FIRE CODE VIOLATIONS."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. (NEW) (*Effective October 1, 2026*) (a) A municipality, as
4 defined in section 7-148 of the general statutes, may, by vote of its
5 legislative body, adopt an ordinance that prohibits an owner or a
6 landlord from increasing the rent for any dwelling unit, as defined in
7 section 47a-1 of the general statutes, that is the subject of two or more
8 violations of any ordinance relating to health and safety, or any
9 provision of the State Building Code, until such violations are remedied.
10 The provisions of this section shall not apply to any such violation if (1)
11 such violation was substantially caused by the act or omission of any
12 tenant or occupant of such dwelling unit; or (2) the municipality in
13 which such unit is located has not initiated an enforcement action with
14 respect to the violation.

15 (b) For purposes of this section, "enforcement action" means (1) any
16 action taken by a municipal officer pursuant to section 8-12 of the
17 general statutes; (2) a municipality's assessment of costs or expenses for
18 the abatement or remediation of a violation of any applicable provision
19 of the municipality's health, safety or building code; (3) a municipality's
20 filing of a lien against a property in connection with a violation of any
21 such code; or (4) a municipality's commencement of a civil, criminal or
22 administrative proceeding to enforce a violation of such codes.

23 (c) Nothing in this section shall be construed to prohibit a rent
24 increase where the owner or landlord of a dwelling unit demonstrates
25 that the violations have been remedied or are actively being remedied,
26 as determined by a designated officer of the municipality."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2026	New section