



General Assembly

Amendment

February Session, 2026

LCO No. 5873



Offered by:
REP. WEIR, 55th Dist.

To: House Bill No. 5261

File No. 108

Cal. No. 102

"AN ACT PERMITTING MUNICIPALITIES TO PROHIBIT RENT INCREASES IN THE EVENT OF MULTIPLE STATE BUILDING CODE VIOLATIONS."

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

3 "Section 1. (NEW) (*Effective October 1, 2026*) (a) As used in this section,
4 "dwelling unit", "landlord" and "rental agreement" have the same
5 meanings as provided in section 47a-1 of the general statutes and "ratio
6 utility billing system" means a method of allocating to tenants the costs
7 of utility service provided to a building containing dwelling units that
8 do not have separate meters measuring the utilities delivered
9 exclusively to each dwelling unit. Such method may apportion costs
10 among tenants based on a formula or methodology that may include,
11 but is not limited to, the number of occupants, the square footage of each
12 dwelling unit, the number or type of fixtures or appliances in each
13 dwelling unit or any combination thereof.

14 (b)When renting a dwelling unit in a building for which a landlord

15 utilizes a ratio utility billing system, the landlord of such dwelling unit
16 shall include a notice in the rental agreement advising the tenant of the
17 landlord's use of a ratio utility billing system. Such notice shall (1) advise
18 the tenant that such dwelling unit does not have a separate meter to
19 measure one or more utilities delivered exclusively to such dwelling
20 unit, (2) indicate which utilities are subject to a ratio utility billing
21 system, and (3) be printed in not less than twelve-point boldface type of
22 uniform font."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section