



General Assembly

Amendment

February Session, 2026

LCO No. 5982



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

12 (b) A municipality, as defined in section 7-148 of the general statutes,
13 may, by vote of its legislative body, adopt an ordinance that prohibits
14 an owner or a landlord from increasing the rent for any dwelling unit,

15 as defined in section 47a-1 of the general statutes, that is the subject of
16 two or more violations of any ordinance relating to health and safety, or
17 any provision of the State Building Code, until such violations are
18 remedied. The provisions of this section shall not apply to any such
19 violation if (1) such violation was substantially caused by the act or
20 omission of any tenant or occupant of such dwelling unit; or (2) the
21 municipality in which such unit is located has not initiated an
22 enforcement action with respect to the violation.

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:		
Section 1	<i>October 1, 2026</i>	New section