



General Assembly

**Amendment**

February Session, 2026

LCO No. 6034



Offered by:  
REP. WEIR, 55<sup>th</sup> Dist.

To: Senate Bill No. 274

File No. 153

Cal. No. 454

(As Amended)

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

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- 1 In line 37, strike "with a population of fewer than twenty-five"
- 2 In line 38, strike "thousand" and ", and any municipality with a  
3 population of twenty-five"
- 4 In line 39, strike "thousand or more shall,"
- 5 In line 66, strike "with a population of" and insert in lieu thereof  
6 "may"
- 7 In line 67, strike "twenty-five thousand or more shall"
- 8 After the last section, add the following and renumber sections and  
9 internal references accordingly:
- 10 "Sec. 501. (NEW) (*Effective October 1, 2026*) (a) A municipality, as

11 defined in section 7-148 of the general statutes, may, by vote of its  
 12 legislative body, adopt an ordinance that prohibits an owner or a  
 13 landlord from increasing the rent for any dwelling unit, as defined in  
 14 section 47a-1 of the general statutes, that is the subject of two or more  
 15 violations of any ordinance relating to health and safety, or any  
 16 provision of the State Building Code, until such violations are remedied.  
 17 The provisions of this section shall not apply to any such violation if (1)  
 18 such violation was substantially caused by the act or omission of any  
 19 tenant or occupant of such dwelling unit; or (2) the municipality in  
 20 which such unit is located has not initiated an enforcement action with  
 21 respect to the violation.

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

30 (c) Nothing in this section shall be construed to prohibit a rent  
 31 increase where the owner or landlord of a dwelling unit demonstrates  
 32 that the violations have been remedied or are actively being remedied,  
 33 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