



All Connecticut Landlords, Rental Property
Owner/Agents

Notice: OPRHS 2025-002

Distribution Date: September 11, 2024

Subject: IMPORTANT CHANGES TO NOTICES OF RENT INCREASES BECOME EFFECTIVE 10/1/24

House Bill No. 5474
Public Act No. 24-143

Please be advised that Public Act No. 24-143 concerning Notices of Rent Increases comes into effect on October 1, 2024. This act is applicable to ALL landlords in the state. It affects rental agreements entered into, renewed or extended on or after October 1, 2024, and states:

*“No rent increase for a dwelling unit shall be effective unless the landlord has given the tenant of such dwelling unit written notice of the proposed increase **not less than forty-five days before the day on which the increase is proposed** to take effect, except in the case of a lease with a term of one month or less, such notice shall be given a number of days equivalent to the length of a full term of such lease. A tenant’s failure to respond to such notice shall not constitute the tenant’s agreement to such proposed increase. Nothing in this section shall be construed to (1) allow a landlord to increase the rent during the term of the rental agreement, or (2) alter any notice requirements concerning increases in rent imposed by federal law.”*

Please note: In the case of rent increases effective November 1, 2024, the notice of rent increase must be sent to the tenant by September 15, 2024, or the effective date will need to be adjusted accordingly to meet the forty-five day requirement.