



**Governor Ned Lamont
State of Connecticut**



FACT SHEET
2023 Legislative Session

**HOUSE BILL 6666
*AN ACT EXPANDING RENTERS' RIGHTS***

The Problem

More than a third of Connecticut residents rent their homes. Renters deserve safe, habitable, and reliable housing. Unnecessarily high security deposits or sexual orientation should not be a barrier to any Connecticut family looking for their new home. Discrimination based on any person's identity is intolerable, especially in pursuit of basic human needs such as housing.

Governor Lamont's Solution

Governor Lamont proposes to modestly expand renters' rights by:

- **Allowing a landlord to collect at most one month's rent security deposit from tenants.** Security deposits can act as an insurmountable bar to moving from an unstable housing situation to a stable home. The Governor's proposal has Connecticut joining the 14 other states that cap security deposits at one month's rent.
- **Raising the fine a municipality can charge a landlord for housing code violations from \$250 to \$1,000.** While most landlords act as responsible providers of a critical service, a few seek to evade accountability for their responsibilities under existing law. This proposal allows municipalities to impose more serious accountability on landlords who are not living up to the expectations in the municipality's housing code.
- **Ending the ability of small landlords to discriminate based on sexual orientation.** Current law allows landlords who live in a building up to four units to discriminate based on sexual orientation against tenants in the other units. This exception is not compatible with Connecticut's modern approach to inclusive policy, and this proposal repeals it.

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