



Governor Ned Lamont

Fact Sheet: 2026 Legislative Proposal

HOUSE BILL 5092

*AN ACT PROTECTING RENTERS FROM RENT INCREASES UPON THE
TRANSFER OF RESIDENTIAL PROPERTY*

The Current Situation

Across the state, and particularly in competitive housing markets including our major cities (Hartford, New Haven, Waterbury, Bridgeport, etc.) residential properties are being bought up by new and out-of-town investors. These investors upon purchase of the property implement exorbitant rental increases on existing residents (tenants) without making any major improvements to the property.

Due to this current housing landscape longstanding residents are being priced out of their homes and neighborhoods spending more than 30% of area median income (AMI) in an already aggressive housing market. According to the American Community Survey (ACS, 2023) renters and homeowners experience differing rates of cost burden in Connecticut.¹ About 50% of renter households are cost burdened, while 26% are severely cost burdened.

This has a significant impact on renters spending power in the local economy and affects their quality of life. Severely cost burdened renter households then spend less on household essentials, groceries, childcare and other goods.

Tenant unions and low-income housing advocates have supported a solution to rental price gouging from new property owners.

Governor Lamont's Solution

¹ [S2503: Financial Characteristics - Census Bureau Table](#)



Prohibit the new owners of a rental building from raising the rent by the greater of 5% and CPI for the first year of ownership of the building, unless the owner has completed major renovations.

If a tenant believes this rule has been violated, they can apply to their fair rent commission for relief. The Fair Rent Commission will assess whether the new property owner has completed major renovations, defined as more than \$50,000/unit, and whether the new property owner has increased the rent by more than the permitted amount. If major renovations have not been completed and the increase in rent is excessive, the commission will order the rent lowered accordingly

The proposal does not change fair rent commission authority to declare a smaller rent increase excessive or change the standard in any situation in which the property has not changed hands in the past year.