



General Assembly

February Session, 2024

***Raised Bill No. 268***

LCO No. 1899



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT REQUIRING A STUDY OF ADVANCE RENTAL PAYMENTS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (*Effective from passage*) (a) The Commissioner of Housing  
2 shall, within available appropriations, conduct a study concerning the  
3 potential impacts of allowing landlords to accept advance rental  
4 payments from tenants of residential dwelling units. Such study shall  
5 include an examination of (1) the likelihood that prospective tenants  
6 whose rental applications have been denied by a landlord would receive  
7 approval from such landlord if such tenants could provide advance  
8 rental payments in addition to a security deposit, (2) potential reasons a  
9 landlord may require advance rental payments from a tenant, (3) any  
10 potential financial burdens upon tenants that may result from allowing  
11 landlords to require advance rental payments, and (4) the effect advance  
12 rental payments may have on housing availability in the state.

13 (b) Not later than January 1, 2025, the commissioner shall submit a  
14 report, in accordance with the provisions of section 11-4a of the general  
15 statutes, to the joint standing committee of the General Assembly  
16 having cognizance of matters relating to housing containing the

17 findings of such study and any legislation recommended by the  
18 commissioner.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>from passage</i>	New section
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**Statement of Purpose:**

To require the Commissioner of Housing to study the potential impacts of allowing landlords to accept advance rental payments from tenants of residential dwelling units.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*