

HB 5360 -- Redline

HSG Joint Favorable to File No. 112 -- AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

Deletions ~~struck~~ · Insertions underlined

House of Representatives General Assembly ~~Substitute~~File-Bill No.

~~5360~~112 February Session, 2026 ~~AN~~Substitute ~~ACT~~House ~~CONCERNING~~Bill ~~DOMESTIC~~No. ~~VIOLENCE AND TENANT SCREENING.~~

5360 House of Representatives, March 23, 2026 The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

No landlord may charge a ~~tenant~~SHB5360 ~~a/ move-in~~File ~~or~~No. ~~move-out fee.~~

112 1 sHB5360 File No.

112 tenant a move-in or move-out fee.

~~LC0(d)~~ ~~1~~A landlord that charges a fee for a tenant screening report concerning a prospective tenant shall provide the prospective tenant with (1) a copy of ~~3~~the ~~Substitute~~tenant Bill ~~screening~~ ~~No.~~ ~~report~~ or, if the landlord is prohibited from providing such a copy, information concerning such report that would allow such tenant to request a copy of such report from the service provider that produced such report, and (2) a copy of the receipt or invoice from the entity conducting the tenant screening report concerning the prospective tenant.

~~5360 (d) A landlord that charges a fee for a tenant screening report concerning a prospective tenant shall provide the prospective tenant with (1) a copy of the tenant screening report or, if the landlord is prohibited from providing such a copy, information concerning such report that would allow such tenant to request a copy of such report from the service provider that produced such report, and (2) a copy of the receipt or invoice from the entity conducting the tenant screening report concerning the prospective tenant.~~

~~Section~~SHB5360 ~~1/~~ ~~October~~File ~~1,~~No. ~~2026~~ ~~47a-4d~~ ~~Statement of Legislative Commissioners:~~

112 2 sHB5360 File No.

112 Section 1 October 1, 2026 47a-4d Statement of Legislative Commissioners:

~~LC0~~HSG ~~2~~Joint ~~of~~Favorable ~~3~~Subst. ~~Substitute~~ ~~Bill~~ ~~No.~~

~~5360~~-~~LC0~~ ~~HSG~~SHB5360 ~~Joint/~~ ~~Favorable~~File ~~Subst.~~No.

~~LC0~~112 ~~LC0~~-~~3~~ ~~of~~SHB5360 ~~3~~File ~~No.~~

112 The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose.

In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge.

Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note State Impact:

None Municipal Impact:

None Explanation The bill, which prohibits landlords from denying certain rental applications based on applicants' credit history, is not anticipated to result in a fiscal impact.

The state is not a direct residential landlord.

The Out Years State Impact:

None Municipal Impact:

None sHB5360 / File No.

112 4 sHB5360 File No.

112 OLR Bill Analysis sHB 5360 AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

SUMMARY This bill modifies the law on residential tenant screening by establishing a new protection for applicants who are victims of domestic violence (as defined below).

Specifically, it prohibits landlords from denying a domestic violence victim's rental application based on his or her credit history.

The bill allows applicants to establish their victim status by submitting any of the following documents to the landlord:

1.

a letter from (a) a domestic violence or sexual assault counselor, (b) a U.S.

Department of Housing and Urban Development (HUD)-certified housing counselor, or (c) the applicant's attorney;

2.

a police report;

or 3.

an order of protection in effect when the landlord issues the tenant screening report, if the applicant is named as a protected person (a civil restraining or protection order, family violence protective order, criminal protective order, or standing criminal protective order).

Landlords who violate the bill's provisions must pay the applicant actual damages and attorney's fees. Actual damages include any application fee or deposit the applicant paid or any amounts the landlord charged the applicant for reimbursement of out-of-pocket expenses.

SHB5360 / File No.

112 5 SHB5360 File No.

112 Existing law, unchanged by the bill, generally prohibits (1) housing- related discrimination based on someone's domestic violence victim status and (2) anyone from knowingly making another person liable for "coerced debt" (generally, certain credit card debt incurred by a domestic violence victim who was coerced into incurring it) (see BACKGROUND).

EFFECTIVE DATE:

October 1, 2026 DOMESTIC VIOLENCE DEFINITION By law and under the bill, "domestic violence" is:

1.

a continuous threat of present physical pain or physical injury against a family or household member (spouses;

former spouses;

relatives;

or people who live together, lived together, have children together, are dating, or were recently dating);

2.

stalking, including 2nd degree stalking, of a family or household member;

3.

a pattern of threatening, including 2nd degree threatening, of a family or household member or a third party that intimidates the family or household member;

or 4.

coercive control of a family or household member, which is a pattern of behavior that in purpose or effect unreasonably interferes with a person's free will and personal liberty (for example, coerced debt).

BACKGROUND Coerced Debt The law imposes specific obligations and responsibilities on coerced debt "claimants" (consumer collection agencies).

Specifically, if a domestic violence victim gives a claimant certain information and documentation that a debt is coerced debt, the claimant must pause all collection activities on the debt for at least 60 days, review the victim's submission and other available information it has, and then continue or

SHB5360 / File No.

112 6 SHB5360 File No.

112 end its collection based on the review.

Among other things, if a claimant ends collection activities against a victim, and had given negative information about the victim to a consumer credit reporting agency, then the claimant must notify the agency to delete the information (CGS Sec. 36a-651).

Housing Discrimination Based on Domestic Violence Victim Status State law prohibits anyone from refusing to sell or rent after a person makes a bona fide offer;

refusing to negotiate for the sale or rental of a dwelling;

or otherwise denying or making a dwelling unavailable to someone based on their status as a domestic violence victim.

A violation is a class D misdemeanor, punishable by up to 30 days in prison, a fine of up to \$250, or both.

This prohibition does not apply to the rental of owner-occupied single- or two-family homes (CGS Sec. 46a-64c).

Under the federal Violence Against Women Act (VAWA), a qualifying applicant may not be denied admission to housing assisted by certain federal housing programs on the basis (or as a direct result) of being a domestic violence victim (34 U.S.C.

Sec. 12491).

(Poor credit history may be a direct result of domestic violence under certain circumstances, according to HUD guidance.) COMMITTEE ACTION Housing Committee Joint Favorable Yea 14 Nay 4 (03/05/2026) SHB5360 / File No.

112 7

Generated by One Click Politics — a computer-generated comparison, not an authoritative print.