

Connecticut

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Connecticut. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 16 categories

■ Table of Contents

- [1. Core Lease Requirements](#) (7 rules)
- [2. Entry & Access](#) (4 rules)
- [3. Eviction Procedures](#) (10 rules)
- [4. Fair Housing & Discrimination](#) (5 rules)
- [5. Financial Terms](#) (8 rules)
- [6. Habitability & Repairs](#) (10 rules)
- [7. Lease Terms & Modifications](#) (5 rules)
- [8. Legal Proceedings & Disputes](#) (6 rules)
- [9. Local Ordinances & Special Requirements](#) (6 rules)
- [10. Miscellaneous Provisions](#) (4 rules)
- [11. Payment & Fees](#) (5 rules)
- [12. Property Management & Licensing](#) (4 rules)
- [13. Property Modifications](#) (4 rules)
- [14. Reporting & Documentation](#) (5 rules)
- [15. Security Deposits](#) (8 rules)
- [16. Special Property Types](#) (12 rules)

1. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures** (CGS § 47a-6, § 47a-3f)
■ *Legal Reference:* [CGS § 47a-6, § 47a-3f](#) (click to view statute)
- **2. Written Lease Requirements** (CGS § 47a-3)
■ *Legal Reference:* [CGS § 47a-3](#) (click to view statute)
- **3. Lease Language Requirements** (CGS § 47a-4)
■ *Legal Reference:* [CGS § 47a-4](#) (click to view statute)
- **4. Lease Addendums** (Various CGS § 47a sections)
■ *Legal Reference:* [Various CGS § 47a sections](#) (click to view statute)
- **5. Lease Renewal** (CGS § 47a-3b, § 47a-3d)
■ *Legal Reference:* [CGS § 47a-3b, § 47a-3d](#) (click to view statute)
- **6. Lease Termination** (CGS § 47a-37, § 47a-23)
■ *Legal Reference:* [CGS § 47a-37, § 47a-23](#) (click to view statute)
- **7. Early Termination** (CGS § 47a-11e, § 47a-12, § 47a-14)
■ *Legal Reference:* [CGS § 47a-11e, § 47a-12, § 47a-14](#) (click to view statute)

2. ENTRY & ACCESS

- **1. Landlord Right of Entry** (CGS § 47a-16)
■ *Legal Reference:* [CGS § 47a-16](#) (click to view statute)
- **2. Tenant's Right to Privacy** (CGS § 47a-16(c))
■ *Legal Reference:* [CGS § 47a-16\(c\)](#) (click to view statute)
- **3. Entry Without Consent** (CGS § 47a-16(d))
■ *Legal Reference:* [CGS § 47a-16\(d\)](#) (click to view statute)
- **4. Lock Changes** (CGS § 47a-7b)
■ *Legal Reference:* [CGS § 47a-7b](#) (click to view statute)

3. EVICTION PROCEDURES

- **1. Notice to Quit Requirements (CGS § 47a-23)**
■ *Legal Reference:* [CGS § 47a-23 \(click to view statute\)](#)
- **2. Summary Process Action (CGS § 47a-23a, § 47a-26)**
■ *Legal Reference:* [CGS § 47a-23a, § 47a-26 \(click to view statute\)](#)
- **3. Grounds for Eviction (CGS § 47a-23)**
■ *Legal Reference:* [CGS § 47a-23 \(click to view statute\)](#)
- **4. Protected Tenants (CGS § 47a-23c)**
■ *Legal Reference:* [CGS § 47a-23c \(click to view statute\)](#)
- **5. Pre-Termination Notice (CGS § 47a-15)**
■ *Legal Reference:* [CGS § 47a-15 \(click to view statute\)](#)
- **6. Stay of Execution (CGS § 47a-35, § 47a-37 to § 47a-39)**
■ *Legal Reference:* [CGS § 47a-35, § 47a-37 to § 47a-39 \(click to view statute\)](#)
- **7. Execution & Physical Eviction (CGS § 47a-26d, § 47a-42)**
■ *Legal Reference:* [CGS § 47a-26d, § 47a-42 \(click to view statute\)](#)
- **8. Self-Help Eviction Prohibited (CGS § 47a-43)**
■ *Legal Reference:* [CGS § 47a-43 \(click to view statute\)](#)
- **9. Nuisance Definition (CGS § 47a-32, § 47a-15)**
■ *Legal Reference:* [CGS § 47a-32, § 47a-15 \(click to view statute\)](#)
- **10. Retaliatory Eviction Prohibited (CGS § 47a-20, § 47a-33)**
■ *Legal Reference:* [CGS § 47a-20, § 47a-33 \(click to view statute\)](#)

4. FAIR HOUSING & DISCRIMINATION

- **1. Fair Housing Act Compliance (Federal Fair Housing Act, Connecticut Fair Housing Act (CGS § 46a-64c))**
■ *Legal Reference:* [Federal Fair Housing Act, Connecticut Fair Housing Act \(CGS § 46a-64c\) \(click to view statute\)](#)

● **2. Reasonable Accommodations** (Federal Fair Housing Act, ADA, CGS § 46a-64c)

■ *Legal Reference:* [Federal Fair Housing Act, ADA, CGS § 46a-64c](#) (click to view statute)

● **3. Familial Status Protection** (Federal Fair Housing Act)

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **4. Source of Income Discrimination** (CGS § 46a-64c)

■ *Legal Reference:* [CGS § 46a-64c](#) (click to view statute)

● **5. Cannabis-Related Discrimination** (CGS § 47a-9a (effective July 1, 2022))

■ *Legal Reference:* [CGS § 47a-9a \(effective July 1, 2022\)](#) (click to view statute)

5. FINANCIAL TERMS

● **1. Rent Amount & Payment** (CGS § 47a-3a)

■ *Legal Reference:* [CGS § 47a-3a](#) (click to view statute)

● **2. Rent Increases** (CGS § 47a-4e)

■ *Legal Reference:* [CGS § 47a-4e](#) (click to view statute)

● **3. Late Fees** (CGS § 47a-15a)

■ *Legal Reference:* [CGS § 47a-15a](#) (click to view statute)

● **4. NSF/Bounced Check Fees** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **5. Application Fees** (CGS § 47a-4d)

■ *Legal Reference:* [CGS § 47a-4d](#) (click to view statute)

● **6. Move-In Fees** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **7. Pet Fees & Deposits** (No specific statute; CGS § 47a-21 (pet deposits subject to security deposit rules))

■ *Legal Reference:* [No specific statute; CGS § 47a-21 \(pet deposits subject to security deposit rules\)](#) (click to view statute)

● **8. Utilities** (CGS § 47a-7(a)(6), § 47a-13)

■ *Legal Reference:* [CGS § 47a-7\(a\)\(6\), § 47a-13](#) (click to view statute)

6. HABITABILITY & REPAIRS

- **1. Landlord's Duty to Maintain (CGS § 47a-7(a))**
■ *Legal Reference:* [CGS § 47a-7\(a\)](#) (click to view statute)
- **2. Tenant's Repair Responsibilities (CGS § 47a-11)**
■ *Legal Reference:* [CGS § 47a-11](#) (click to view statute)
- **3. Repair Request Procedures (CGS § 47a-12)**
■ *Legal Reference:* [CGS § 47a-12](#) (click to view statute)
- **4. Tenant Remedies for Uninhabitable Conditions (CGS § 47a-4a)**
■ *Legal Reference:* [CGS § 47a-4a](#) (click to view statute)
- **5. Essential Services Failure (CGS § 47a-13)**
■ *Legal Reference:* [CGS § 47a-13](#) (click to view statute)
- **6. Emergency Repairs (CGS § 47a-13)**
■ *Legal Reference:* [CGS § 47a-13](#) (click to view statute)
- **7. Smoke Detectors & CO Detectors (CGS § 29-305, § 19a-171a)**
■ *Legal Reference:* [CGS § 29-305, § 19a-171a](#) (click to view statute)
- **8. Lead Paint Disclosure (Federal requirement (42 USC 4852d))**
■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)
- **9. Bed Bug Responsibilities (CGS § 47a-7a)**
■ *Legal Reference:* [CGS § 47a-7a](#) (click to view statute)
- **10. Mold & Moisture Issues (CGS § 47a-7 (general habitability duty))**
■ *Legal Reference:* [CGS § 47a-7 \(general habitability duty\)](#) (click to view statute)

7. LEASE TERMS & MODIFICATIONS

- **1. Lease Modification (General contract law)**
■ *Legal Reference:* [General contract law](#)
- **2. Automatic Renewal Clauses (CGS § 47a-3d (holding over))**

■ *Legal Reference:* [CGS § 47a-3d \(holding over\)](#) (click to view statute)

● **3. Lease Assignment by Landlord (General contract law, CGS § 47a-21 (security deposits))**

■ *Legal Reference:* [General contract law, CGS § 47a-21 \(security deposits\)](#) (click to view statute)

● **4. Early Termination Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **5. Rent Concessions & Specials (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

8. LEGAL PROCEEDINGS & DISPUTES

● **1. Small Claims Limit (CGS § 52-259)**

■ *Legal Reference:* [CGS § 52-259](#) (click to view statute)

● **2. Rent Escrow (CGS § 47a-14h)**

■ *Legal Reference:* [CGS § 47a-14h](#) (click to view statute)

● **3. Mediation Programs (Court-supervised mediation)**

■ *Legal Reference:* [Court-supervised mediation](#) (click to view statute)

● **4. Attorney Fees (CGS § 47a-4(a)(7), § 47a-46)**

■ *Legal Reference:* [CGS § 47a-4\(a\)\(7\), § 47a-46](#) (click to view statute)

● **5. Statute of Limitations (CGS § 52-576 (general contract actions))**

■ *Legal Reference:* [CGS § 52-576 \(general contract actions\)](#) (click to view statute)

● **6. Receivership (CGS § 47a-14a to § 47a-14i)**

■ *Legal Reference:* [CGS § 47a-14a to § 47a-14i](#) (click to view statute)

9. LOCAL ORDINANCES & SPECIAL REQUIREMENTS

● **1. Municipal Certificates of Occupancy (CGS § 47a-5)**

■ *Legal Reference:* [CGS § 47a-5](#) (click to view statute)

● **2. Local Housing Codes (CGS § 47a-7(b))**

■ *Legal Reference:* [CGS § 47a-7\(b\)](#) (click to view statute)

● **3. Rental Registration Programs (Local ordinances (varies by municipality))**

■ *Legal Reference:* [Local ordinances \(varies by municipality\)](#) (click to view statute)

● **4. Lead Paint Certification (CGS § 19a-111, § 47a-8)**

■ *Legal Reference:* [CGS § 19a-111, § 47a-8](#) (click to view statute)

● **5. Fire Safety Sprinkler Notice (CGS § 47a-3f)**

■ *Legal Reference:* [CGS § 47a-3f](#) (click to view statute)

● **6. Right to Counsel Notice (CGS § 47a-75 (effective October 1, 2021))**

■ *Legal Reference:* [CGS § 47a-75 \(effective October 1, 2021\)](#) (click to view statute)

10. MISCELLANEOUS PROVISIONS

● **1. Illegal Use of Premises (CGS § 47a-31)**

■ *Legal Reference:* [CGS § 47a-31](#) (click to view statute)

● **2. Landlord Rules & Regulations (CGS § 47a-9)**

■ *Legal Reference:* [CGS § 47a-9](#) (click to view statute)

● **3. Guest Policies (No specific statute; CGS § 47a-11)**

■ *Legal Reference:* [No specific statute; CGS § 47a-11](#) (click to view statute)

● **4. Parking & Storage (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

11. PAYMENT & FEES

● **1. Payment Methods (CGS § 47a-4c)**

■ *Legal Reference:* [CGS § 47a-4c](#) (click to view statute)

● **2. Insufficient Funds Charges (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **3. Administrative Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **4. Rent Proration (No specific statute)**

■ *Legal Reference: No specific statute*

● **5. Rent Receipt Requirements (CGS § 47a-3a)**

■ *Legal Reference: [CGS § 47a-3a](#) (click to view statute)*

12. PROPERTY MANAGEMENT & LICENSING

● **1. Property Manager Licensing (No specific Connecticut requirement for property managers)**

■ *Legal Reference: No specific Connecticut requirement for property managers*

● **2. Nonresident Landlord Requirements (CGS § 47a-6a, § 47a-6b)**

■ *Legal Reference: [CGS § 47a-6a](#), [§ 47a-6b](#) (click to view statute)*

● **3. Trust Account Requirements (CGS § 47a-21 (security deposits))**

■ *Legal Reference: [CGS § 47a-21 \(security deposits\)](#) (click to view statute)*

● **4. Record Retention (General business practice)**

■ *Legal Reference: General business practice*

13. PROPERTY MODIFICATIONS

● **1. Tenant Modifications (CGS § 47a-11)**

■ *Legal Reference: [CGS § 47a-11](#) (click to view statute)*

● **2. Accessibility Modifications (Federal Fair Housing Act, ADA)**

■ *Legal Reference: [Federal Fair Housing Act, ADA](#) (click to view statute)*

● **3. Energy Conservation Measures (CGS § 47a-13a)**

■ *Legal Reference: [CGS § 47a-13a](#) (click to view statute)*

● **4. Electric Vehicle Charging Stations (CGS § 47a-13b)**

■ *Legal Reference: [CGS § 47a-13b](#) (click to view statute)*

14. REPORTING & DOCUMENTATION

● **1. Move-In Inspection Report (Best practice; not statutorily required)**

■ *Legal Reference: Best practice; not statutorily required*

● **2. Move-Out Inspection (CGS § 47a-21 (security deposit itemization))**

■ *Legal Reference: [CGS § 47a-21 \(security deposit itemization\)](#) (click to view statute)*

● **3. Maintenance Request Logs (Best practice)**

■ *Legal Reference: Best practice*

● **4. Rent Payment Records (General business practice)**

■ *Legal Reference: General business practice*

● **5. Insurance Requirements (No specific statute)**

■ *Legal Reference: No specific statute*

15. SECURITY DEPOSITS

● **1. Security Deposit Limits (CGS § 47a-21(b))**

■ *Legal Reference: [CGS § 47a-21\(b\)](#) (click to view statute)*

● **2. Security Deposit Storage (CGS § 47a-21(c), (h))**

■ *Legal Reference: [CGS § 47a-21\(c\), \(h\)](#) (click to view statute)*

● **3. Security Deposit Interest (CGS § 47a-21(i))**

■ *Legal Reference: [CGS § 47a-21\(i\)](#) (click to view statute)*

● **4. Security Deposit Return (CGS § 47a-21(d))**

■ *Legal Reference: [CGS § 47a-21\(d\)](#) (click to view statute)*

● **5. Allowable Deductions (CGS § 47a-21(d))**

■ *Legal Reference: [CGS § 47a-21\(d\)](#) (click to view statute)*

● **6. Itemization Requirements (CGS § 47a-21(d))**

■ *Legal Reference: [CGS § 47a-21\(d\)](#) (click to view statute)*

● **7. Non-Refundable Fees (CGS § 47a-21(a)(11))**

■ *Legal Reference: [CGS § 47a-21\(a\)\(11\)](#) (click to view statute)*

● **8. Successor Landlord Obligations (CGS § 47a-21(e))**

■ *Legal Reference: [CGS § 47a-21\(e\)](#) (click to view statute)*

16. SPECIAL PROPERTY TYPES

- **1. Subletting & Assignment (CGS § 47a-11)**
■ *Legal Reference:* [CGS § 47a-11](#) (click to view statute)
- **2. Abandonment of Unit (CGS § 47a-11a)**
■ *Legal Reference:* [CGS § 47a-11a](#) (click to view statute)
- **3. Death of Tenant (CGS § 47a-11d)**
■ *Legal Reference:* [CGS § 47a-11d](#) (click to view statute)
- **4. Roomers vs. Tenants (CGS § 47a-1, § 47a-2)**
■ *Legal Reference:* [CGS § 47a-1, § 47a-2](#) (click to view statute)
- **5. Condominiums (CGS § 47a-3e (common interest communities))**
■ *Legal Reference:* [CGS § 47a-3e \(common interest communities\)](#) (click to view statute)
- **6. Mobile/Manufactured Homes (CGS § 21-64 to § 21-85)**
■ *Legal Reference:* [CGS § 21-64 to § 21-85](#) (click to view statute)
- **7. Foreclosed Properties (CGS § 47a-20e, § 47a-20f)**
■ *Legal Reference:* [CGS § 47a-20e, § 47a-20f](#) (click to view statute)
- **8. Student Housing (No specific statute)**
■ *Legal Reference:* [No specific statute](#)
- **9. Senior Housing (55+) (Federal Fair Housing Act exemption)**
■ *Legal Reference:* [Federal Fair Housing Act exemption](#) (click to view statute)
- **10. Subsidized Housing (Federal HUD regulations)**
■ *Legal Reference:* [Federal HUD regulations](#) (click to view statute)
- **11. Short-Term Rentals (No specific state statute; local ordinances)**
■ *Legal Reference:* [No specific state statute; local ordinances](#) (click to view statute)
- **12. Commercial Property (CGS § 47a-2, § 47a-4b)**
■ *Legal Reference:* [CGS § 47a-2, § 47a-4b](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Municipal Certificates of Occupancy (CGS § 47a-5)**

■ *Legal Reference:* [CGS § 47a-5](#)

● **2. Local Housing Codes (CGS § 47a-7(b))**

■ *Legal Reference:* [CGS § 47a-7\(b\)](#)

● **3. Rental Registration Programs (Local ordinances (varies by municipality))**

■ *Legal Reference:* [Local ordinances \(varies by municipality\)](#)

● **4. Lead Paint Certification (CGS § 19a-111, § 47a-8)**

■ *Legal Reference:* [CGS § 19a-111, § 47a-8](#)

● **5. Fire Safety Sprinkler Notice (CGS § 47a-3f)**

■ *Legal Reference:* [CGS § 47a-3f](#)

● **6. Right to Counsel Notice (CGS § 47a-75 (effective October 1, 2021))**

■ *Legal Reference:* [CGS § 47a-75 \(effective October 1, 2021\)](#)

For the most current information, always consult official state sources.

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