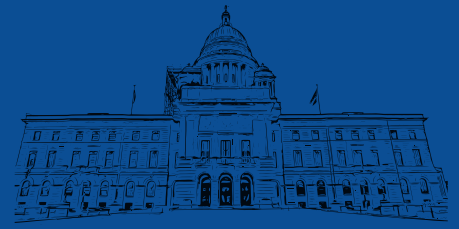


# 2026 Connecticut Legislative Session Recap



## Major HBRA Legislative Victory ✔ Passed

### HB 5401 — Code Cycle Reform

- ✔ Freezes state building codes after adoption of 2024 Model Codes
- ✔ Skips required review of the 2027 Model Codes



- ✔ Pauses code activity until consideration of 2030 Model Codes
- ✔ Extends 2030 code review & adoption period from 18 months to 2 years
- ✔ Requires DAS to study & report impacts of code freeze by Jan. 1, 2029



1

**MAJOR VICTORY**

Signed into law (HB 5401)



4

**PROVISIONS SUPPORTED**

Within SB 1 Affordability Act



7

**HARMFUL BILLS DEFEATED**

Opposed bills that died in session



5

**ADVERSE BILLS ENACTED**

Opposed bills that became law

### Bills we supported passed ✔

*Senate Bill (SB) 1 An Act Concerning Affordability*

- ✔ SB 1 §59 – CMDA Agreement with Private Developers
- ✔ SB 1 §343 – Age-In-Place Grant Program
- ✔ SB 1 §345-346 – Homes for CT Loan Program Revisions
- ✔ SB 1 §309 – Repurposed CHFA Bond Authorizations



### House Bills (HB) we opposed — died (Defeated)

- ✘ HB 5334 – Expanded Riparian Regulations
- ✘ HB 5248 – Energy Star Appliance Mandates
- ✘ SB 257 – Expanded ‘Just Cause’ Eviction Policies
- ✘ HB 5257 – Security Deposit Restrictions
- ✘ HB 5092 – Rent Cap at Time of Sale (Governor’s bill)
- ✘ SB 274 – Increased Penalties for Repeat Fire Code Violations
- ✘ SB 272 – Notice Requirements

### Bills we opposed — passed (Enacted)

- HB 5003 §§55-56 – Wage Theft: strict contractor liability for sub wages
- SB 218 – Increased Penalties for Security Deposit Violations
- SB 369 – Elevator Repair Mandates
- HB 5222 §7 – Contractor of Record
- HB 5222 §§34-36 – Mold Remediation Regulations



### ATTENTION: WAGE THEFT



### HB 5003 §§55 & 56 (PASSED): Key Provisions for Contractors

**Liability:** Contractors are strictly liable for wage disputes between subcontractors and their employees.

**Exemptions:** Certain contractor classes may qualify for limited exemptions — consult legal counsel

on eligibility. Owner occupied remodeling, construction of 1 or 2 family units where the project is 15 units or less.

**Mitigation:** Mitigation provisions are included; review compliance

steps with your attorney immediately. Contractors can mitigate liability with contractual remedies and retainage can be used to payout liabilities. Review compliance with your attorney.