**CT Real Estate Legislative Update**

**CT General Assembly 2026 Passed Bills**

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**Effective Upon Passage**

**Public Act 26-100 s.H.B. No. 5222 OLR Bill Analysis**

***AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING VARIOUS STATUTES CONCERNING CONSUMER PROTECTION.***

The Real Estate Guaranty Fund is now under the purview of DCP instead of the Connecticut Real Estate Commission.

**Effective July 1, 2026**

**Public Act 26-100 s.H.B. No. 5222 OLR Bill Analysis**

***AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING VARIOUS STATUTES CONCERNING CONSUMER PROTECTION.***

Applicants for a real estate salesperson's license must pass the licensing exam within 2 years of applying to sit for the exam.

**Effective October 1, 2026**

**Public Act 26-23 S.B. No. 340 OLR Bill Analysis**

***AN ACT CONCERNING CONTINUING REAL ESTATE EDUCATION REQUIREMENTS, PUBLIC MARKETING OF CERTAIN REAL ESTATE LISTINGS AND REVISING THE TITLE OF A REAL ESTATE SALESPERSON TO A REAL ESTATE AGENT.***

Section 1 - A real estate licensee continuing education course may be a minimum of 2 credit hours, previously the law required a minimum of 3 credit hours.

Section 32 (pg 47) – Prior or contemporaneous to a listing being publicly marketed, as defined under this new law, real estate licensee must make the listing publicly available on a publicly accessible internet platform, which may include but is not limited to a multiple listing service.

Public Marketing is defined as including a real estate broker's website, a publicly accessible website or online platform, social media, an email sent to 2 or more recipients, a private network of at least 2 real estate broker firms, a lawn sign, and publicly distributed digital ads.

A seller may opt-out of public marketing when they sign a form agreeing to opt out at the time of listing the property. The form is available at the DCP website: https://portal.ct.gov/dcp/-/media/dcp/real-estate/final_seller-opt-out_public-marketing.pdf?rev=9d2571c476964f9c81f59223ab26ee2c&hash=773B1BFBD8E9E9B30B45F5744F6F0B62

**Effective October 1, 2026, ct'd**

**Public Act 26-113** **s.S.B. No. 335** **OLR Bill Analysis**

***AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS.***

*To require that a tenant only be charged for utilities if such tenant's dwelling unit has an individual meter.*

**Public Act 26-31** **s.H.B. No. 5265** **OLR Bill Analysis**

***AN ACT CONCERNING COURT-ORDERED ACCOUNTINGS OF COMMON INTEREST COMMUNITY FINANCIAL RECORDS AND REVISING THE DISCLOSURE REQUIREMENTS RELATING TO COMMON INTEREST COMMUNITIES.***

*To (1) allow unit owners of common interest communities to petition the Superior Court for an accounting of such association's financial records, (2) revise the [residential property condition report] disclosure requirements relating to common interest communities, and (3) impose a cap on the fee imposed for the preparation and recordation of a lender questionnaire.*

The Residential Property Condition Report is updated to include a reminder the buyers of a Condo should ask for the Declarations Page and a report about the condo association's financial reserves.

Public Act 26-135 **s.H.B. No. 5467** OLR Bill Analysis

***AN ACT CONCERNING THE DESIGNATION OF A DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT EMPLOYEE FOR THE PURPOSE OF PROVIDING CONCIERGE SERVICES TO SMALL BUSINESSES.***

*To require the Commissioner of Economic and Community Development to designate an employee of the Office of Small Business Affairs to be responsible for providing concierge services to small businesses in the state.*

**Effective October 1, 2026, ct'd**

Public Act 26-79 **s.H.B. No. 218** OLR Bill Analysis

***AN ACT CONCERNING THE COMMUNITY BANK AND CREDIT UNION INVESTMENT PROGRAM, MORTGAGE PAYMENTS, PENALTIES FOR VIOLATIONS OF RENTAL SECURITY DEPOSIT REQUIREMENTS, CERTAIN APPROVALS BY THE BANKING COMMISSIONER, CONNECTICUT BRANCH APPLICATIONS AND SECURED CREDIT CARDS.***

Homeowners of residential property may prepay in part or full towards their mortgage without any penalties or fees, as permitted by law. Prepayments cannot change the periodic due date or amount of the monthly mortgage payments, unless the borrower agrees to the change in writing.

Department of Banking Commissioner may impose a **civil penalty of up to $100,000** on residential landlords who violate the security deposit laws.

Public Act 26-16 **S.B. No. 0233** OLR Bill Analysis

***AN ACT CONCERNING CONSUMER PROTECTIONS REGARDING RESIDENTIAL SOLAR AND ENERGY STORAGE SYSTEMS.***

Beginning Feb 15, 2028 in-person solar company solicitations can only occur between 9am and 7pm and solicitors must carry ID and DCP disclosure booklet information with them to present to the residential homeowner upon request. The DCP disclosure booklet will also be available on the DCP website by January 15, 2028.

Solar Companies must supply a residential customer with a payoff statement or transfer document within 7 days of a customer's written request, or must pay a $250 credit to the customer.

**Public Act 26-100 s.H.B. No. 5222 OLR Bill Analysis**

***AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING VARIOUS STATUTES CONCERNING CONSUMER PROTECTION.***

Engineers and Land Surveyors Licenses expire every 2 years instead of each year, with a corresponding 2 year renewal fee.

Mold remediation contractors must be certified and remediate to industry standards.

DCP must supply information at its website on professional services after catastrophic loss due to fire or water damage at a residential property.

**Effective Jan 1, 2027**

**Public Act 26-23 S.B. No. 340 OLR Bill Analysis**

***AN ACT CONCERNING CONTINUING REAL ESTATE EDUCATION REQUIREMENTS, PUBLIC MARKETING OF CERTAIN REAL ESTATE LISTINGS AND REVISING THE TITLE OF A REAL ESTATE SALESPERSON TO A REAL ESTATE AGENT.***

Changes the title of "real estate salesperson" to "real estate agent."

**Public Act 26-92 S.B. No. 475 OLR Bill Analysis**

**AN ACT CONCERNING JUDICIAL BRANCH OPERATIONS.**

Real property liens alleged to be false or fraudulent may be removed from the land records without a Court hearing. Instead, they may be determined by the court solely based on the documentation submitted for invalidation.