

CT General Statutes 47a-1 Rights and Responsibility of a Landlord and Tenant Definitions.

New Exception to Domestic Violence

The definition of a “**Dwelling unit means**”, any house or building, or portion thereof, which is occupied, is designed to be occupied, or is rented, leased or hired out to be occupied, as a home or residence of one or more persons” .

This covers a wide range of residential and commercial buildings including multi-family homes, dedicated apartment buildings or any other structures designed or designated to be rented and occupied as a home or residence.

To complete the exception, the people residing together or “roommates” must be making payments pursuant to a rental agreement.

The definition of “**Rent**” means all periodic payments to be made to the landlord under the rental agreement.” The details outlining what the rent payments are should be specified in the rental agreement.

In Connecticut, the “Rental agreement” includes all agreements, written or oral, and may include valid rules and regulations embodying the terms and conditions concerning the use and occupancy of a dwelling unit or premises.

What does this all mean? As of July 1, 2019, under the statute, platonic roommates who are making payments pursuant to a rental agreement, written or oral are included as one of the exceptions to mandatory arrest under 46b-38b. However, if they are in a dating relationship, married, formerly married, parent/child, related by blood or marriage, or have a child in common, then the family violence mandatory arrest laws still apply.

Finally, because the definition of a family or household member under Section 46b-38a has not changed, platonic roommates are still able to apply for relief from abuse under a family violence restraining order in civil courts.