Sec. 8-68f-8. Hazards to Life, Health or Safety

In the event that the premises are damaged or conditions are created which are hazardous to life, health, or safety of the occupants, the lease shall provide that:

(1) The tenant shall immediately notify the landlord of such damage or condition;

(2) The landlord shall make repairs to the dwelling unit within a reasonable period of time. If the damage was wilfully or negligently caused by the tenant, a member of the household, a guest, or another person under the tenant's control, the reasonable cost of the repairs may be charged to the tenant;

(3) The landlord shall offer adequate replacement housing, if available, in circumstances where necessary repairs cannot be made within a reasonable period of time;

(4) The landlord shall provide for the abatement of rent in proportion to the seriousness of the damage and loss in value of the dwelling unit for periods in which repairs are not made or alternative accommodations not provided in accordance with either subdivision (2) or subdivision (3) of this section, except that no abatement of rent shall occur if the tenant unreasonably rejects the replacement housing or if the damage was negligently or wilfully caused by the tenant, a member of the household, a guest, or another person under the tenant's control; and

(5) The tenant's remedies for lack of adequate performance by the landlord shall be in accordance with applicable law, including, without limitation, section 47a-14 of the Connecticut General Statutes.

(Effective July 11, 2014)