

Pass H.B. 6889 to Expand Just Cause Eviction Protection



- H.B. 6889 expands Just Cause eviction protection to all renters living in complexes of five or more units once the renter has resided there for one year. Elderly and disabled tenants already covered by Just Cause maintain their current protections.
- For over 40 years, CT's Just Cause law has prohibited no-fault evictions against renters who are 62+ years old or have a disability and live in a complex with five or more units.ⁱ Federal law similarly protects public housing and many subsidized housing residents.ⁱⁱ
- H.B. 6889 protects the many renters left out of our existing Just Cause lawⁱⁱⁱ who can be forced from their homes on short notice if a landlord refuses to renew a lease or files an eviction without any justification, even if the tenant pays rent on time and does everything "right."

Why Expand Just Cause

- Evictions detrimentally impact employment, mental and physical health, and education;^{iv} worsen housing insecurity; increase homelessness; and make communities less stable and safe.^v
- No-fault evictions are often motivated by illegal discrimination based on race, family status, disability, or other protected traits or brought after tenants request repairs, contact the town about unsafe conditions, or organize with their neighbors. People of color and women are disproportionately impacted by eviction – CT's Black and Latine renters are 2-3x more likely to be evicted than white renters.^{vi}
- No-fault evictions nearly doubled during the COVID-19 pandemic and continue to make up around 11% of eviction filings.^{vii} Many tenants leave their homes before a no-fault eviction is filed to avoid permanently damaging their housing record, even if the eviction may be retaliatory.

Expanded Just Cause Eviction Protections will:

- *Prevent displacement and strengthen communities* by significantly decreasing arbitrary eviction, while reducing overall eviction filings by ~11%.^{viii} Will also reduce lease non-renewals and no-fault move out notices that cause tenants to "self-evict."^{ix}
- *Thwart housing discrimination* by requiring a landlord to justify an eviction instead of forcing renters through a burdensome legal processes to prove a no-fault eviction is discriminatory.
- *Protect rights to safe housing* by allowing tenants to assert their rights to safe living conditions and form a tenant union without facing a retaliatory eviction.

Landlords Can Still Evict with Justification

- Grounds for eviction still include nonpayment of rent, lease violations, refusal to agree to reasonable rent increases, the landlord's permanent removal of the unit from the housing market, or the landlord's intent to use the property as their principal residence (or for newly covered tenants, by the landlord's immediate family member).
- Landlords can still use no-fault grounds for lease non-renewal or eviction during the first year of occupancy – a "trial period" for tenants newly covered by H.B. 6889.

Expanded Just Cause protections passed in NJ, WA, CA, NH, OR, DC, CO, & NY!^x

Questions? Contact Sarah White at the CT Fair Housing Center (swhite@ctfairhousing.org, 206-388-7222)

CITATIONS

ⁱ Conn. Gen. Stat. § 47a-23c.

ⁱⁱ For example, just cause protections exist in public housing (24 CFR § 982.310), project-based section 8 housing (24 CFR 247.3), and LIHTC housing (IRS Rev. Rul. 2004-82).

ⁱⁱⁱ CDC, “Disability & Health U.S. State Profile Data for Connecticut (Adults 18+ years of age),” CDC, July 2024, available at: <https://www.cdc.gov/ncbddd/disabilityandhealth/impacts/connecticut.html>; Erickson, W. Lee. C., & von Schrader, S. (2016). 2015 Disability Status Report: Connecticut. Ithaca, NY: Cornell University Yang Tan Institute on Employment and Disability (YTI), available at: <https://www.riemerhess.com/wiki/connecticut-disability-statistics>; Census Reporter, 2022, available at: <https://censusreporter.org/profiles/04000US09-connecticut/>

^{iv} See Samaila Adelaiye & Madeline Sale, “Addressing Connecticut’s Eviction Crisis: Policy Options for Short-Term Reforms,” CT Voices for Children, March 2023, available at: <https://ctvoices.org/publication/addressing-connecticuts-eviction-crisis-policy-options-for-short-term-reforms-2/>; HUD’s Evidence Matters, Summer 2021 highlights, available at: <https://www.huduser.gov/portal/periodicals/em/Summer21/highlight2.html>; Matthew Desmond & Carl Gershenson, “Housing and Employment Insecurity among the Working Poor”, Social Problems, Volume 63, Issue 1, February 2016, available at: <https://doi.org/10.1093/socpro/spv025>; Matthew Desmond & Rachel Tolbert Kimbro, “Eviction’s Fallout: Housing, Hardship, and Health,” Social Forces, Vol. 94, Issue 1, September 2015, available at: <https://doi.org/10.1093/sf/sov044>; James Neira et al, “The threat of home eviction and its effect on health through the equity lens,” Social Science & Medicine, Vol. 175, February 2017, available at: <https://doi.org/10.1016/j.socscimed.2017.01.010>.

^vUrban Institute Initiative, “How Eviction Affects Neighborhoods,” June 2023, available at:

<https://housingmatters.urban.org/articles/how-eviction-affects-neighborhoods>; Russel Weaver, “No Shelter, No Safety: How Eviction Prevention is Violence Prevention,” March 2023, available at <https://blogs.cornell.edu/nysevictions/no-shelter-no-safety/>; Victoria Bourret, and Nada Hussein, “Just Cause Eviction Laws: Two Case Studies,” National Low Income Housing Coalition (NLIHC), 2024, available at: https://nlihc.org/sites/default/files/Just_Cause_Eviction_Laws_Case_Study.pdf; Nada Hussein, Victoria Bourret, and Sarah Gallagher, “Just Cause Eviction Laws Toolkit,” NLIHC, 2022, available at: https://nlihc.org/sites/default/files/2022-07/SLI_Just_Cause_Toolkit.pdf

^{vi} CT Data Collaborative and CT Fair Housing Center, “Exposing Connecticut’s Eviction Crisis: Understanding the Intersection of Race and Sex,” available at: <https://www.ctdata.org/evictions-report>

^{vii} Ginny Monk, “No-cause Evictions in CT More than Doubled During the Pandemic,” CT Mirror, March 2022, available at: <https://ctmirror.org/2022/03/30/no-cause-evictions-in-ct-more-than-doubled-during-the-pandemic/>; CT Fair Housing Center analysis of Judicial Branch data for 2023.

^{viii} Julietta Cuelar, “Effect of ‘Just Cause’ Eviction Ordinances on Eviction in Four California Cities,” available at: <https://jpia.princeton.edu/news/effect-just-cause-eviction-ordinances-eviction-four-california-cities>; CT Fair Housing Center analysis of Judicial Branch data for 2023.

^{ix} Nada Hussein, Victoria Bourret, and Sarah Gallagher, “Just Cause Eviction Laws Toolkit,” NLIHC, 2022, available at: https://nlihc.org/sites/default/files/2022-07/SLI_Just_Cause_Toolkit.pdf

^x New Jersey, [NJ Rev Stat § 2A:18-61.1](#); Washington, [RCW 59.18.650](#); California, [CA Civ Code § 1946.2](#); New Hampshire, [NH Rev Stat § 540:2](#); Oregon, [ORS 90.427](#); Colorado, [CRS § 38-12-1303](#); Washington, DC, [§ 42-3505.01](#); NY REAL PROP § 226-c; NY RP ACT & PRO § 711; NY REAL PROP § 231-c.