



## **HB 5335: Connecticut's Bed Bug Treatment Bill**

Tenant/Landlord-Bed Bug Treatment legislation recently passed in Connecticut. If a tenant reports a bed bug infestation in a residential rental property or a public housing unit, then actions must be taken for treatment. **This is important because pest management companies will play a major role in the implementation of this law.**

If a tenant reports that they know or suspect their unit is infested with bed bugs to the landlord, then the landlord is required to inspect or hire a third-party inspector (certified applicator, certified canine detection team, or health department official) to assess whether there is an infestation. **The bill requires landlords to hire and pay a pest control agent to treat bed bug infestations if they are unable to successfully treat the infestation themselves. If a landlord treats the infestation him or herself, a third-party inspector (likely to be a certified applicator) must confirm the treatment's success.** However, the bill makes tenants financially responsible for subsequent treatment costs for their unit and contiguous units if they knowingly and unreasonably fail to comply with treatment measures. It also prohibits landlords from renting units that they know or suspect are infested with bed bugs.

Detached single-family homes are exempt from this bill. The bill creates separate duties and responsibilities for landlords and tenants. The three duties and responsibilities that are central to this bill include:

1. Notice
2. Inspection
3. Treatment

## Duties

<b>Landlord</b>	<b>Tenant</b>
Provide reasonable written or oral notice to a tenant before entering a unit for bed bug inspection or control purposes	Promptly notify their landlord, orally or in writing, when they know or suspect their unit is infested with bed bugs
Pay for the inspection and treatment of a bed bug infestation	Not unreasonably deny access to their unit after receiving reasonable notice of intent to enter
Within five business days of receiving notice from a tenant that his or her unit may be infested, inspect or have inspected the unit and contiguous units	Cover the costs associated with preparing the unit for inspection and treatment (e.g., moving furniture or laundering clothing)
If inspecting the units him or herself, provide within two days to the tenant a written notice stating (a) whether the unit is infested, (b) that the tenant may contact the local health department if he or she is still concerned the unit is infested, and (c) the local health department's contact information	Comply with reasonable measures, as determined by the landlord and qualified inspector or pest control agent, to eliminate and control the infestation, or pay additional costs arising from noncompliance
If the inspection reveals an infestation, take reasonable measures to treat it within five business days after the inspection, including treating contiguous units (only if the landlord owns, leases, or subleases the contiguous unit)	Not move infested material from their unit until treatment is complete or the landlord gives them permission to do so
Offer assistance to tenants who cannot physically comply with preparation for inspection or treatment procedures, for which the landlords may charge a reasonable amount	
Offer reasonable accommodations to people with disabilities in compliance with state and federal disability laws	
Refrain from offering a unit for rent if they know or reasonably suspect it is infested	
Disclose to prospective tenants whether the rental unit or a contiguous unit is currently infested	
Upon request from a current or prospective tenant, disclose the last date the rental unit was inspected for bed bugs and found free of infestation	

## Requirements if a Landlord Decides to Self-Treat

Vacuum areas to be treated before treatment
Within five business days after the treatment, have a qualified inspector inspect the unit
Obtain written certification from the inspector that the unit is no longer infested
Hire a pest control agent within five business days after the inspection if the inspector determines the treatment was not effective

## Inspection Guidelines and Requirements

Landlords, qualified inspectors, and pest control agents must enter units in accordance with existing law on entry into rental units.
That is, landlords must (1) provide reasonable notice of their intent to enter and
(2) Have the tenant's consent to enter, unless there is an emergency, court order, extended absence, or abandonment.
Under the bill, in conducting an inspection, landlords and qualified inspectors may visually or manually inspect a tenant's bedding and upholstered furniture during an inspection.
They may also inspect other items, including personal belongings, when they deem it necessary and reasonable, including when they find bed bugs in the unit or in a contiguous unit.

Source: [Connecticut General Assembly](#)