

CONNECTICUT RESIDENTIAL LEASE AGREEMENT TEMPLATE

Governing jurisdiction: Connecticut (CT). This template is intended for residential property located in Connecticut.

This Residential Lease Agreement ("Agreement") is entered into on _____, 20____, by and between _____ ("Landlord") and _____ ("Tenant").
Landlord and Tenant may be referred to collectively as the "Parties."

1. PREMISES

Landlord leases to Tenant the residential property located at _____, City of _____, Connecticut, ZIP _____ (the "Premises"), for use as a private residence only.

2. CONNECTICUT COVERAGE AND MUNICIPAL READINESS

Property use and occupancy: _____ Municipality: _____ Hotel or motel and occupancy days: _____ Primary residence: ☐ No ☐ Yes Institutional, sale-contract, specified employee, owner-occupied condominium, or mobile-home-lot context: ☐ No ☐ Yes

STOP: Test every Conn. Gen. Stat. § 47a-2 exclusion before using the chapter 830 residential path. Route exempt institutional, transient-lodging, sale-contract, specified employee, owner-occupied condominium, and mobile manufactured home or lot arrangements to the applicable path.

Municipal review completed: building code ☐ housing and health code ☐ occupancy certificate ☐-nonresident-landlord filing ☐ fair-rent commission and current bylaws, complaints, or orders ☐. Authority and result: _____ Date checked: _____. Do not assume that a municipality lacks a fair-rent commission before the future statewide deadline.

3. CONNECTICUT STANDARDIZED RENTAL TERMS SUMMARY FORM — FIRST-PAGE GATE

Written rental agreement provided on or after April 1, 2026: ☐ No ☐ Yes. If yes, STOP until the current Department of Housing bilingual STANDARDIZED RENTAL TERMS SUMMARY FORM is completed and prepended as the literal first page of this written Agreement.

Current official form version and retrieval date: _____ Property, tenant, landlord, management, term, rent, and recurring-charge fields completed: ☐ Form prepended as first page: ☐ Verified by: _____

Tenant payments shall be applied first to rent and then to other fees or charges as current law requires. The summary in this section is not the official form and cannot replace it.

4. CONNECTICUT MANAGEMENT AND SERVICE CONTACTS

Person authorized to manage the Premises — name: _____ Address: _____

Owner or person authorized to receive service of process, notices, and demands — name:

_____ Address: _____ Current written
information delivered by tenancy commencement: ☐ Date: _____

Landlord shall give written notice of a change in this required identity information as current law requires.

5. CONNECTICUT COMMON-INTEREST AND FIRE-SPRINKLER DISCLOSURES

Premises is in a common-interest community: ☐ No ☐ Yes Declarant-controlled rental requiring pre-agreement
notice: ☐ No ☐ Yes If applicable, the current separate common-interest-community notice was delivered before
agreement: ☐ Date: _____

Dwelling requires a fire sprinkler system: ☐ No ☐ Yes If yes, system status: ☐ Operative ☐ Inoperative ☐
Unresolved — STOP. Last maintenance and inspection date, if operative: _____

When required, insert the sprinkler-status notice in uniform type of at least twelve-point boldface and include the last
maintenance and inspection date for an operative system. ☐ Current notice inserted and formatting verified. This
summary does not satisfy the separate notice requirement.

6. TERM

The lease term begins on _____, 20____ and (check one):

☐ ends on _____, 20____ (fixed term).

☐ continues month-to-month until terminated by either Party with written notice as required by applicable law.

7. RENT

Tenant shall pay rent of \$_____ per month, due in advance on the _____ day of each calendar month,
payable to _____ at _____.

If rent is not received within _____ days after the due date, Tenant shall pay a late charge of \$_____, to
the extent permitted by applicable law.

8. SECURITY DEPOSIT — CONNECTICUT

Youngest applicable Tenant age: _____ Monthly rent: \$_____ Security deposit: \$_____.

The maximum is two months' rent for a Tenant under 62 and one month's rent for a Tenant age 62 or older. Apply the
age-protected reduction process when current law requires it.

Deposit escrow institution and address: _____ Account notice delivered:
_____ Statutory interest rate and accounting: _____ Landlord
shall immediately escrow the deposit as required and preserve required notices and interest.

Return the balance and any itemized deductions by the later of 21 days after tenancy termination or 15 days
after receiving Tenant's forwarding address. Termination date: _____ Forwarding address received:
_____ Deadline: _____

9. UTILITIES

Tenant shall pay all utilities and services for the Premises, except the following, which Landlord shall pay:

_____.

10. OCCUPANTS

The Premises shall be occupied only by Tenant and the following named occupants:

_____.

11. PETS

(Check one) ☐ Pets are not permitted on the Premises. ☐ Pets are permitted as follows:

_____, with an additional pet deposit of \$_____, to the extent permitted by applicable law.

12. LANDLORD DUTIES AND TENANT REMEDIES — CONNECTICUT

Landlord shall comply with applicable state and local building and housing codes, make repairs needed to keep the Premises fit and habitable, keep common areas clean and safe, maintain supplied systems and appliances, and provide the required waste facilities, running water, hot water, and heat.

Nothing in this Agreement waives the statutory tenant notice, essential-service, repair, damages, injunction, defense, or protected-termination routes. Tenant shall use the Premises reasonably, comply with lawful duties, and promptly report a condition through: _____

13. RIGHT OF ENTRY — CONNECTICUT

For inspection, repairs, services, improvements, or showing the Premises, Landlord shall obtain Tenant's consent after reasonable written or oral notice and enter at a reasonable time. Notice method and agreed timing:

_____ Neither Party shall unreasonably withhold consent or abuse access.

Entry without consent is limited to the supported statutory branch for an emergency, authorized extended absence, court order, abandonment, or surrender. Branch and facts, if used: _____

14. DEFAULT, CURE, AND SUMMARY PROCESS — CONNECTICUT

Before termination for a remediable material tenant breach, give the written notice identifying the acts or omissions, the required remedy, and the termination date, and preserve the statutory 15-day cure path. Separately classify serious nuisance, a substantially similar repeat breach within six months, and every other exception; do not use a cure omission unless the supported statutory branch allows it.

For nonpayment, do not terminate within the nine-day grace period, or the four-day grace period for a one-week tenancy. Check the current 2026 online-payment-system exception when a system prevents timely payment. Due date:

_____ Grace branch and deadline: _____

Before summary process, serve a compliant statutory notice to quit at least three days before the specified termination or quit date. Ground, service date, proposed date, and calculation: _____ This Agreement does not itself serve as the required notice.

15. CONNECTICUT PROTECTED TERMINATION AND ANTI-RETALIATION

Before enforcing an early-termination charge or adverse tenancy action, screen for the statutory family-violence or sexual-assault termination route, a habitability claim, protected code or agency activity, and retaliation. Supporting facts and protected process: _____

Nothing in this Agreement eliminates a protected early-termination right, statutory remedy, defense, or anti-retaliation protection, and no confidential victim documentation is made part of the public lease text.

16. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Connecticut.

17. STATE AND LOCAL REQUIREMENTS

This blank template identifies Connecticut as the governing jurisdiction. It does not automatically supply every disclosure, addendum, notice, or local term that may apply to the Premises or Parties. Before signing, review current Connecticut law and any applicable city or county requirements, and attach required materials.

18. ADDITIONAL TERMS

19. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and may be modified only in a writing signed by both Parties.

20. CONNECTICUT PROTECTED AGREEMENT TERMS

This Agreement does not waive statutory rights or remedies, authorize confession of judgment, exculpate or indemnify prohibited landlord liability, authorize self-help or distraint, impose an excess attorney fee or premature or excess late fee, or surcharge a utility represented as included.

Landlord shall not require electronic funds transfer as the exclusive payment method. Lawful payment methods: _____ Any conflicting term must be removed rather than enforced.

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____