CONNECTICUT

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-3 for the agreement and any included disclosures. Guide: 4.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

Review the advance written rent-increase notice required by section 47a-4e, generally 45 days for leases longer than one month. Failure to respond is not consent. Preserve fair-rent and protected-tenant rights.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

Plan the renewal and rent date

Review the original lease

Confirm the current end date, the renewal option and how notice is delivered. Enter the agreed term and rent, and preserve the original agreement and all applicable riders.

Calendar advance written notice

Connecticut General Statutes 47a-4e generally requires 45 days' written notice before a rent increase. For terms of one month or less the advance notice equals the full lease term. Check the specific arrangement, any applicable program rules, and other protections before setting the effective date.

Official source

Account for the deposit

Check the age-based limits

Section 47a-21 generally caps the deposit at two months of rent for a tenant under 62 and one month for a tenant 62 or older. A tenant who turns 62 may request the excess above one month's rent. Record the balance already held and maintain the escrow and interest records.

Official source

Confirm the return deadline

The ordinary deadline is the later of 21 days after tenancy termination or 15 days after receipt of a written forwarding address. Send the balance and accrued interest with a written itemization when there are deductions. Review the statute for special cases.

Official source

Sign and distribute

Review mandatory protections

Check chapter 830 for prohibited clauses, disclosures and restrictions on lease termination before retaining an older rider. Keep repair records and other applicable notices with the agreement.

Official source

Print the agreement

Use a separate row for each tenant and provide the full signed packet to every signer. Print pages 1-3 and include applicable attachments.