

# The 2024-2025 On-Campus Housing Contract

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## Preamble

Living on-campus at the University of Connecticut is a privilege and is treated as such. Expectations of community living include but are not limited to sharing and negotiating the use of space with others, treating others with respect, communicating with roommates/suitemates/apartment mates or housemates as well as floor-mates, cooperating with Residential Life, and complying with university policies. Residents found to be in violation of community living expectations will be referred to the community standards process.

All residents must accept responsibility for creating an environment that promotes individual growth and builds community through the safe, respectful exchange of diverse thoughts, opinions, and feelings. Unfortunately, a few students may abuse the freedom inherent in such an environment. Residents who breach the trust that has been extended to them by the University community shall be held accountable for their actions. Students are protected by the Student Code and Connecticut laws related to discrimination or harassment based on bigotry or bias. Harassment, including bullying, will not be tolerated at the University of Connecticut. Pursuant to the Student Code, not every act that might be offensive to an individual or a group will be considered harassment and/or a violation of The Student Code or housing contract. In cases where The Student Code or housing contract may not apply, Residential Life will still consider appropriate educational remedies.

## 1. PARTIES

This contract is made by, and between, the University of Connecticut (also referred to as the University), and the student (referred to as The Resident). The University and The Resident, in consideration of the terms and conditions stated in this document, do hereby agree to abide by this contract.

## 2. DEFINITIONS

The following definitions apply to *The 2024-2025 On-Campus Housing Contract*:

**Billing Contract Year:** For billing purposes, a “contract year” is measured from the date the Resident may first begin occupancy. Occupancy dates for most Residents are identified in Section 3.2.

**Campus Change:** Process by which a student is approved to change from a UConn Campus to another UConn Campus (either regional or Storrs).

**Campus Change Student:** Student who has been approved to change from a UConn regional campus to the Storrs campus or from the Storrs campus to a UConn regional campus.

**Communication:** The University uses an electronic mail system (email) as the official and preferred method of communication. Residential Life is not responsible for email messages sent to a student’s University email account that are not received by the student. Residential Life will notify residents of changes to *The 2024-2025 On-Campus Housing Contract* within two (2) days of the modification by means of a University email message and by posting the new information on the Residential Life web page (<https://reslife.uconn.edu>).

**Commuter:** Student who attends the Storrs/Stamford campus and does not live in on-campus housing.

**First Year Student:** Student who is a first time, first year student at the university.

**Housing Processes:** Housing assignment processes held throughout the year that include Moves to Vacancies, Trading Spaces, administrative moves, and new student assignments.

**Online Housing Selection Process:** Spring semester process during which continuing students select their housing assignment for the following academic year. Students on the waiting list (refer to Section 3. Contract Terms & Conditions, Students Guaranteed Housing and Waiting List) and newly admitted students are not eligible to participate in this process.

**Resident:** Student approved to occupy on-campus housing at the University of Connecticut. Use of The Resident refers to the specific student signing this contract. Residency Requirement: First time, first year students are required to live on-campus at Storrs. First time, first year students admitted for Fall 2024 are required to live on-campus for the 2024-2025 academic year. First time, first year students admitted for Spring 2025 are required to live on-campus for the Spring 2025 semester.

**Returning Resident:** Current Avery Point, Hartford, Storrs, or Stamford student who lives on campus and is returning to live on-campus for the following semester or academic year.

**Transfer Student:** Student who has been admitted to the Storrs/Stamford campus from an institution other than UConn.

**University Sponsored Off-Campus Program:** Academic program for which a student receives UConn course credit and is outside a reasonable commuting distance to the Storrs/Stamford campus. Programs include Education Abroad, internships, Co-op, student teaching, Urban Semester, etc.

### **3. CONTRACT TERMS & CONDITIONS**

#### **3.1 CONTRACT ELIGIBILITY**

Any University of Connecticut student may apply for on-campus housing. Students considered to be Storrs campus students are eligible to live in Storrs on campus housing. Students attending the Hartford and Avery Point regional campuses are eligible to live in Storrs on campus housing with the majority of credits still being taken at the respective regional campus. Only students considered to be Stamford campus students are eligible to live in Stamford on-campus housing. Exceptions to eligibility include students removed from on-campus housing through the community standards process and students dismissed from the University for scholastic reasons are not eligible for residence on the University campus for one semester. Students dismissed from the University for academic reasons who are readmitted after one semester may apply for and be eligible for on-campus housing. If returning as a non-degree student after one semester, students are not eligible to live on-campus and are only eligible to apply after having lived off-campus for two semesters. Being eligible to live on campus does not equate to a housing guarantee.

The University does not unlawfully discriminate in any of its education or employment programs and activities on the basis of an individual's race, color, ethnicity, religious creed, age, sex, marital status, national origin, ancestry, sexual orientation, genetic information, physical or mental disability (including learning disabilities, intellectual disabilities, and past or present history of mental illness), veteran's status, prior conviction of a crime, workplace hazards to the reproductive system, gender identity or expression, or membership in any other protected classes as set forth in state or federal law.

Priority is given to full-time degree seeking students. Residents who change from full-time status to another status during the contract period are not relieved of their responsibilities under this contract.

Violation of any part of the contract can result in the removal from housing.

**3.1.1 Convictions, Pending Charges, or Removal from Housing:** On-campus housing may be denied to students with a criminal and/or behavioral history, including prior receipt of disciplinary sanctions at another institution which resulted in expulsion, suspension, or removal from university housing. Students must share this information on the housing application (or via email to livingon-campus@uconn.edu if after submitting the housing application) and submit the following information via email or in writing to the Director of Housing Services, 1346 Storrs Road, Unit 4238, Storrs, CT 06269:

- Detailed statement of explanation; and,
- Include first/last name, NetID, and contact information in the correspondence.

Once the statement of explanation is reviewed, applicants will be contacted regarding eligibility.

**3.1.2 On-Campus Apartments:** In general, incoming new Storrs freshman are not assigned to live in on-campus apartments during their first year in on-campus housing.

**3.1.3 Husky Village:** Continuing residents eligible to live in Husky Village include any active member who is in good standing of a recognized social Greek letter organization approved to live in Husky Village, enrolled at the Storrs, Hartford or Avery Point campus. The prospective resident must be a member of a social Greek organization before moving into the house. Incoming new first year students are not eligible to live in Husky Village during their first year in on-campus housing. Residential Life encourages organizations to build rosters each semester from students who are guaranteed housing/eligible for the upcoming housing selection processes before seeking out students who live off campus.

**3.1.4** Students who have an outstanding balance (Bursar hold) relative to their fee bill may be prevented from participating in any housing process, including but not limited to, housing selection, or room changes. The University reserves the right to deny residency to any student with an outstanding fee balance or Bursar hold.

**3.1.5** Students who have lived on-campus for eight (8) or more semesters who apply for on-campus housing are automatically placed on the waiting list for housing and only offered housing on a space-available after other students on the waiting list have been offered housing. Semesters lived on campus are cumulative, including undergraduate and graduate/post-baccalaureate work.

**3.1.6** Priority is given to "new to UConn" graduate/post-baccalaureate students, and international and out of state students. Students who submit applications and after all available spaces are assigned are automatically placed on the waiting list. Graduate/postbaccalaureate students are limited to two (2) semesters of on-campus housing. Residents with two (2) or more semesters of graduate housing will be automatically placed on the waiting list upon submission of the housing application.

**3.1.7** Continuing resident students who meet specified University deadlines and have lived on campus at Storrs or Stamford combined for less than 8 semesters (or partial semesters) are guaranteed on campus housing. On the Stamford campus, continuing residents are not

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**3.1.8** Students who are readmitted, non-degree, non-credit, enrolled part-time (less than 12 credit hours), commuters, or campus change students who have previously lived on-campus are not guaranteed housing. Submitting a housing application places these students on the waiting list for housing.

**3.1.9** Students who decline housing or who are released from their housing contract forfeit any guarantees for future on-campus housing.

**3.1.10** This contract may not be transferred or reassigned. This includes subletting.

**3.1.11** Providing false or misleading information constitutes grounds for the University to terminate this contract.

**3.1.12** Connecticut state law requires that any student residing in on-campus housing have a current meningitis vaccination as a condition for living in the University's residence halls and apartments. Proof of vaccination must be provided on the student's Student Health and Wellness Health History Form, in order to occupy a room on-campus during the academic year. Non-compliance will affect eligibility for housing.

## **3.2 DURATION OF CONTRACT & DATES OF OCCUPANCY**

This Contract is effective upon the University's acceptance of application for on-campus housing. It is binding for the entire academic year or that portion of the academic year remaining when occupancy begins. The Resident, except under the conditions listed under Cancellations and Contract Release, cannot terminate this Contract. Failure to officially check-in does not release a student from the financial obligations for on-campus housing. Similarly, not returning mid-year does not release a student from the remainder of the Contract. An additional charge will be assessed for residents who live in housing outside the established occupancy periods. Students who cancel their Spring 2025 housing must vacate their Fall 2024 assignment by December 16, 2024.

**3.2.1 Traditional Residence Halls, Suites:** The occupancy period for newly admitted freshmen residents begins on August 22, 2024 and concludes on December 16, 2024 for the Fall 2024 semester. The occupancy period for all other residents begins on August 24, 2024 and ends on December 16, 2024 for the Fall 2024 semester. Residents who will not return to their space for Spring 2025 are expected to vacate their assignments and return their keys by December 16, 2024. For the Spring 2025 semester, the occupancy period for all residents begins on January 19, 2025 and concludes on May 12, 2025.

**3.2.2 University Farm Houses:** The occupancy period for the University Farm Houses, Birch Cottage and Oak Cottage, begins on August 24, 2024 and concludes on May 12, 2025. Residents who will not return to their space for Spring 2025 are expected to vacate their assignments and return their keys by December 16, 2024.

**3.2.3 Charter Oak & Hilltop Apartments:** The occupancy period for newly admitted undergraduate freshmen residents begins on August 22, 2024 and concludes on May 19, 2025. The occupancy period for all other residents begins on August 24, 2024 and concludes on May 19, 2025. Residents who will not return to their space for Spring 2025 are expected to vacate their assignments and return their keys by December 16, 2024. For the Spring 2025 semester, the occupancy period for new residents begins on January 19, 2025 and concludes on May 19, 2025.

**3.2.4 Husky Village:** The occupancy period begins on August 24, 2024 and concludes on May 12, 2025. Residents who will not return to their space for Spring 2025 are expected to vacate their assignments and return their keys by December 16, 2024.

**3.2.5 Northwood Apartments (Undergraduate Residents):** The occupancy period for all residents begins on August 24, 2024 and ends on May 19, 2025. Residents who will not return to their space for Spring 2025 are expected to vacate their assignments and return their keys by December 16, 2024. For the Spring 2025 semester, the occupancy period for new residents begins on January 19, 2025 and concludes on May 19, 2025.

**3.2.6 Northwood Apartments (Graduate/Post-Baccalaureate Residents Only):** The occupancy period begins on August 24, 2024 and concludes on May 19, 2025. Residents who will not return to their space for Spring 2025 are expected to vacate their assignments and return their keys by December 16, 2024. For the Spring 2025 semester, the occupancy period for new residents begins on January 19, 2025 and concludes on May 19, 2025.

**3.2.7 Stamford Campus:** The occupancy period begins August 24, 2024 and concludes on Monday May 12, 2025. Residents who will not return to their space for Spring 2025 are expected to vacate their assignments and return their keys by December 16, 2024. For the Spring 2025 semester, the occupancy period for new residents begins on January 19, 2025 and concludes on May 12, 2025.

**3.2.8 Oaks on the Square:** The occupancy period for all residents begins on August 16, 2024 and concludes on July 31, 2025.

**3.2.8** Residents are not entitled to on-campus housing outside the established occupancy periods (e.g. Early Arrivals, Winter Recess). In the event that housing is available outside the established occupancy period, additional fees may apply.

**3.2.9** Residents agree to vacate their assigned room and officially check out by the date/time the residence halls close or within 24-hours upon:

- Loss of status as an enrolled student;
- Failure to register for credit course work by the 10th day of classes;
- Upon completion of their final exam; or
- Effective date of cancellation or Contract Release.

**3.2.10** Students who are released from/cancel *The 2024-2025 On-Campus Housing Contract* at the end of the fall semester must move out of their on-campus assignment by the designated closing time (indicated in Section 3.2: Duration of Contract and Dates of Occupancy) and are not entitled to a refund of any portion of the fall housing fees.

**3.2.11** When a student is removed from housing as a result of the community standards process the contract is terminated and no room or board fees will be refunded. If applicable, cancellation fees (Section 8.6 Cancellations) are determined after the results of the community standards process. Students who are removed from housing can reapply for on-campus housing after the end of the sanctioned removal period. Applying for housing at that time places the student on the waiting list.

**3.2.12** Students who reside at the Stamford campus for the fall semester and change to the Storrs campus for the spring semester are eligible for on-campus housing at Storrs. Students who reside at the Storrs campus for the fall semester or attend any regional campus and change to the Stamford campus for the spring semester can apply for on-campus housing and are eligible for residence per housing availability.

#### **4. UNIVERSITY RESPONSIBILITIES**

**4.1** The University will provide a room accommodation to The Resident for a period of one academic year or the portion of the academic year remaining when occupancy begins (limited to the subsequent fall and spring semesters) exclusive of the Winter Recess period unless The Resident is assigned to a facility that remains open during this time or is approved to live on-campus during Winter Recess. Services provided by the University begin on the official check-in dates for the specific area and include access to the assigned building and room.

**4.2** In accordance with University policy, the University will provide staff that will help facilitate a living experience that complements the academic mission of the University.

**4.3** Exclusive of unanticipated weather events and building system failures that may disrupt service and subject to the availability of applicable resources, the University will provide adequate light, heat, electricity, hot water and telecommunication services (limited to video and internet connection) to residents. Student rooms shall be furnished.

**4.4** In the event of an unanticipated facilities issue (flood, power or utility outage), the University will provide a temporary assignment in a different residence hall to students impacted. Temporary spaces will provide adequate heat, electricity and furniture and may not be comparable to student's permanent assignment. The University will provide timelines of temporary assignments and work to be performed to the students, as available.

#### **5. RESIDENT RESPONSIBILITIES**

The Resident agrees to pay all fees specified, to observe all rules and regulations of the University of Connecticut and to abide by the *Responsibilities of Community Life: The Student Code*, this contract and any addendum, as well as other University publications/policies. Residents assume total responsibility for their room/suite/apartment/house and for the behavior and activities which occur within all assigned living areas. Applicants and/or residents cannot exchange money or favors for a room assignment. Failure to fulfill the terms of the above may lead to termination of this contract, removal from on-campus housing, and a community standards process resulting in a sanction, including but not limited to expulsion.

#### **6. RATES AND PAYMENTS**

Room and board fees are approved by the Board of Trustees no later than the end of the spring semester for the following academic year; however, the University reserves the right to make adjustments as deemed necessary and appropriate in the sole discretion of the Vice President of Student Life and Enrollment or designee, at any time during the term of this agreement in accordance with Section 11. Revisions. Any adjustment will be communicated in writing to the student by means of University email.

**6.1** Newly admitted Storrs freshmen and transfer students must pay the enrollment deposit prior to obtaining access to the housing application. The enrollment deposit is a separate fee managed through the Bursar's Office.

**6.2** Residential area rates and board charges are payable when the fee bill is due to the University (usually by August 1 for the fall semester and January 8 for the spring semester). Assignments may be cancelled by the University if the balance is not paid by the stipulated due date or if alternate payment arrangements have not been approved by the University Bursar's Office. A specific assignment may be cancelled and does not release the student from their financial obligation for housing.

**6.3** Residents are not entitled to any refund unless that student has been officially released from *The 2024-2025 On-Campus Housing Contract* pursuant to Section 8.7 Contract Release. Refunds will be based upon the University’s refund schedule. Returning keys to University staff and/or removing belongings from an on-campus room does not constitute the approval of a release from the contract.

**6.4** Parking is not included in residence hall fees. Parking permits for any and all areas of campus must be applied for and purchased at Parking Services

## **7. ROOM ASSIGNMENT**

**7.1** Room assignments for new students are made through an online selection process. Efforts are made to accommodate roommate requests when they are mutual and submitted within the publicized timeframe and per availability each semester.

**7.2** The Resident understands and agrees that the housing contract is for a room assignment determined by the University, not a specific room.

**7.3** Directory information can be given out in accordance with university policy. The complete policy can be found at <http://ferpa.uconn.edu>.

**7.4** Students who need a specific type of living environment due to a documented medical/health condition must register and apply for accommodations through the Center for Students with Disabilities. It is strongly recommended that any such requests be made by July 1 for the fall semester, and December 1 for the spring semester.

**7.5** The decision to reassign is made by the Interim Co-Executive Director of Residential Life-Director of Housing Services or designee in consultation with other professional staff. Residential Life reserves the right to change a student’s housing assignment when deemed necessary, including, but not limited to, the following situations:

- Consolidations utilized as an occupancy management tool.
- Reasonable cause to believe that the Resident has violated the student code, the housing contract, or University policies.
- Unresolvable conflicts within a community.
- Facility maintenance (includes unresolved ongoing facility issues), renovations, or closing of a facility.
- Administrative or programmatic needs; and
- Students occupying ADA accessible rooms may be relocated by Residential Life if the ADA space is required for a student with accessibility needs.

**7.6** The designated occupancy of a room is determined by the University and may change at any time. If a vacancy occurs in a room, the remaining student(s) in that room should expect a new occupant at any time. Uncooperative or unwelcoming residents, including but not limited to residents who move their belongings into the vacant space, will be referred to the community standards process which may result in loss of housing privileges, probation, suspension, or expulsion.

**7.7 Room Purchase:** After the fall/spring semester Moves to Vacancy process, Storrs residents in partially filled double or triple rooms may be offered the ability to purchase the entire room for the remainder of the current semester. The room purchase option is subject to the absolute discretion of Residential Life and may not be offered every semester. All requests are subject to approval by Residential Life staff and acceptance by the requesting resident(s). In situations where there is a vacancy in a space larger than a double, all remaining residents must agree to purchase the open space in order for the room purchase to be completed. Furniture will not be removed from any space after a room purchase is approved. A resident(s) who is not approved for a room purchase must prepare the room to receive a roommate(s) at any time. An effort may be made to notify the Resident in advance if another student has been assigned to fill the room. Husky Village residents are not eligible for this option.

| <b>Room Type</b>      | <b>Rate to Purchase Room</b>       |
|-----------------------|------------------------------------|
| Double Room as Single | Single rate for the area/room type |
| Triple Room as Double | \$725 per remaining residents      |
| Triple Room as Single | Single rate for the area/room type |

**7.8** Occupancy of any room is limited to the resident(s) assigned to that room. A Resident who has contracted with the University for on-campus housing may not sublet, loan, assign, or transfer the contract to another person. Only contracted Residents may occupy the room/apartment. Overnight guests are limited (see Section 9. Rules and Regulations).

**7.9** All room changes must be authorized by appropriate Residential Life staff. Unauthorized room changes, including between bedrooms in apartments, may result in the loss of the room change privilege, additional charges, and/or disciplinary action. Students may not move out of or into on campus assignments without authorization of appropriate Residential Life staff.

**7.10** After the first day of classes each semester, Residents may not move out of or into Husky Village without authorization from both the appropriate University staff and the organization’s President or House Manager. Residents from other residential areas of campus cannot

move into Husky Village. Students in Husky Village are permitted to change rooms only after authorization from both the appropriate University staff and the organization's President or House Manager. All residents must communicate with their Organization regarding their prospective and continued residency to ensure the Organization can meet its obligations for occupancy. Members are expected to uphold all terms of the *Husky Village Contract*, *The On-Campus Housing Contract*, *The Student Code*, and/or other University policies or procedures that define the responsibilities of the residency.

## **8. HOUSING POLICIES**

**8.1** To retain eligibility for on-campus housing and to participate in housing processes, students must meet University deadlines including submitting a housing application. Students who have non-degree or non-credit status are automatically placed on the waiting list for housing if they submit a housing application.

**8.2** Housing selection times are non-transferable. Continuing students who are eligible to participate in the 2024-2025 Online Housing Selection Process cannot transfer/sell their eligibility to any other student.

**8.3** All incoming first time, first year students are required to live on-campus. First time, first year students admitted for the Fall 2024 semester are required to live on-campus for the full 2024-2025 academic year. First time, first year students admitted for the Spring 2025 semester are required to live on-campus for the Spring 2025 semester. Students may file an exemption request per the Residency Requirement. Any student who is not approved for an exemption to this policy will be billed accordingly for on campus housing.

### **8.4 STUDENTS GUARANTEED HOUSING AND WAITING LIST**

**8.4.1** The list of students guaranteed housing includes:

- First time, first year students who fall under the residency requirement.
- Newly admitted transfer students who meet stated housing deadlines and eligibility criteria.
- Continuing students returning from off campus programs (i.e. education abroad) who meet stated housing deadlines and eligibility criteria.
- First time, first year students admitted to the Hartford and Avery Point campuses who meet stated housing deadlines and eligibility criteria.
- Continuing students who have lived on campus for less than eight (8) semesters and meet stated housing deadlines and eligibility criteria.
- Continuing students who represent the University through participation in an athletic, departmental or organizational capacity.
- Noncredit and non-degree students who are participating in a university program (university exchange) and meet stated housing deadlines and eligibility criteria.
- Students returning from military leave.
- Students requesting a change of campus from a regional campus to the Storrs campus who meet stated housing deadlines and eligibility criteria (guarantee is limited to the first semester that a student who has not previously lived on campus is enrolled at the Storrs campus)
- Newly admitted graduate students who have not previously lived on campus and are new to Storrs. Students are guaranteed until available spaces are filled.
- Ratcliffe Hicks students who are changing to a 4-year program. Students must meet stated deadlines and housing eligibility criteria.

**8.4.2** Waiting list/Pending Housing Roster: Students who are not guaranteed on-campus housing are automatically placed on the waiting list for housing upon submission of the housing application. Offers of on-campus housing are made on a space available basis. The students listed below will be placed on the on-campus housing waiting list if they submit a housing application. This list includes but is not limited to:

- Campus Change students applying to live at Storrs who have previously lived on-campus at Storrs, or who have missed any Residential Life or Campus Change approval deadlines.
- Commuter students (students currently living off campus and seeking to live on campus);
- Readmitted students.
- Students who have been released from the Housing Contract.
- Students who have been released from the Residency Requirement.
- Students who cancel their housing application and request to reactivate.
- Students who have lived on-campus for eight (8) or more semesters.
- Returning graduate/post-baccalaureate students.
- Newly admitted graduate students who apply after all available spaces are filled.
- Late applicants (current residents who apply after the stated deadline, newly admitted regional campus students and transfer students who apply after the stated deadline);

- Students who submit applications after all available spaces are assigned.
- Students who declined guaranteed housing or did not apply for housing when they first attended the Storrs campus.
- Non-degree and non-credit students.
- Residents non-compliant with the any vaccination requirement.
- Stamford resident students applying to return to on-campus housing at Stamford; and
- Students approved for a change of campus to Stamford.

**8.4.3** Students who are on the waiting list for any of the criteria mentioned above, but have approved accommodations through the Center for Students with Disabilities for on campus housing will be considered first priority on the waiting list. Every effort will be made to meet accommodations of students who are being offered housing in collaboration with appropriate offices and based on space availability.

## **8.5 DINING OPTIONS**

**8.5.1** Board fees are approved by the Board of Trustees; however, the University reserves the right to make adjustments as appropriate, at any time during the term of this agreement. Any adjustment will be communicated in writing to the student via university email.

**8.5.2** All Storrs Residents residing in non-apartment spaces (including Husky Village) are required to purchase a resident meal plan. Students residing in on-campus apartments and University Farm Houses are not required to purchase a resident meal plan, and may purchase any meal plan including options available to commuters.

**8.5.3** A meal plan is not transferable. The Resident named on the University ID card must present the card in order to obtain meals or other food. The card may not be used by another individual and may be confiscated for improper use which could result in disciplinary action.

**8.5.4** Residents who require a special diet should contact the Dining Services main office at (860) 486-3128. Students will be connected with the appropriate individual to work with them to meet their dietary needs. Depending upon the nature of their needs, an additional charge may be required.

**8.5.5** Any person eating in the dining halls is responsible for “bussing” any dishes to the proper drop station in all dining facilities.

**8.5.6** Food items are to be consumed in the dining rooms. Exceptions such as ice cream, a piece of fruit, a pastry and a beverage in a reusable cup may be taken from the dining facility.

**8.5.7** Students are responsible for all personal property brought into the dining facility, including laptop computers and cell phones. Dining Services allows backpacks etc. within the dining area. The privilege of bringing a backpack into a residential dining facility does not allow the student to use the backpack or bag as a vehicle to remove food. Residential Dining facilities are set up as an “all you care to eat” environment and the removal of food from the dining facility with the exception of a pastry/bagel, beverages, ice cream and fruit that are hand carried out is considered theft and will not be tolerated.

**8.5.8** For the safety of the consumer/student, shoes and shirts must be worn in the dining facilities at all times.

## **8.6 CANCELLATIONS**

**The following information can be found on the Residential Life Website in an abbreviated chart format**

**8.6.1** An undergraduate housing applicant who retains Storrs enrollment and cancels housing is subject to the following housing Cancellation Fee Schedule. The Cancellation Fee Schedule is effective from the date of application until the date of cancellation, or the date the room is vacated, and the room key is returned, whichever is later. Meal fees will be prorated on a daily basis. Applicants who are required to live on-campus as a part of the Residency Requirement are not eligible to cancel their housing. Refunds are only issued if cancellations/contract releases are processed during the semester for which the refund is requested. Refunds are based on the University Refund Schedule.

**8.6.2** A Regional Campus undergraduate housing applicant who retains Avery Point or Hartford enrollment and cancels their housing is subject to the following housing Cancellation Fee Schedule. The Cancellation Fee Schedule is effective from the date of application until the date of cancellation, or the date the room is vacated, whichever is later. Meal fees will be prorated on a daily basis.

**8.6.3** Continuing students (previous Storrs/Stamford residents, campus change students, non-degree students, Regional Campus students at Avery Point or Hartford) who submit a housing application can cancel on-campus housing by March 31 with no applicable cancellation fee. Continuing students who cancel on-campus housing beginning April 1 will be charged a \$500 fee if maintaining enrollment at the University. The cancellation fee will increase to 100% of the fall room rate July 16, 2024.

**8.6.4** Continuing students who submit a housing application after the deadline will be considered late applicants but will still be eligible for on-campus housing. Students who apply after the deadline may be eligible to participate in the online selection process. Continuing students submitting an application after this date will be considered late and placed on a waiting list. Continuing students who cancel on-campus housing by March 31 will not be charged a cancellation fee. Beginning April 1, continuing students who cancel on-campus housing will be



charged a \$500 fee if maintaining enrollment at the University. The cancellation fee will increase to 100% of the fall room rate July 16, 2024. The cancellation fee is only applicable if continuing students are offered and accept an offer of on campus housing.

**8.6.5** Continuing students who are participating in an off-campus program sponsored by the University can cancel on-campus housing by July 15 with no applicable cancellation fee. The cancellation fee will increase to 100% of the fall room rate July 16, 2024.

**8.6.6** Newly admitted students (incoming first year students who are released from the Residency Requirement and transfer students, incoming exchange and non-degree program students, and incoming first year students from Hartford and Avery Point) can cancel on-campus housing by July 15 with no applicable cancellation fee. Newly admitted students who cancel their housing after July 15 will be charged 100% of the fall room rate if maintaining enrollment.

**8.6.7** Continuing or newly admitted students can cancel their on-campus housing with no applicable cancellation fee if they are: transferring from the University; taking a medical leave of absence or other leave of absence from the University; withdrawing or discontinuing from the University; reporting for military service; changing to a UConn regional campus; participating in an off campus program sponsored by the University. Students may be responsible for prorated fees for residing in the residence halls for any amount of time, as these fees are separate from the cancellation fee.

**8.6.8** New residents for the spring semester can cancel on-campus housing by January 15 with no applicable cancellation fee. New residents who cancel after January 15 will be charged 100% of their spring room fee if maintaining enrollment.

**8.6.9** Fall residents who cancel on-campus housing for the spring semester can cancel by September 30, 2024 with no applicable cancellation fee. Fall residents who cancel on-campus housing for the spring semester between October 1, 2024 and October 31, 2024 will be charged a \$500 fee if maintaining enrollment at the University. Fall residents who cancel on-campus housing for the spring semester after October 31, 2024 will be charged 100% of their spring room fee if maintaining enrollment.

**8.6.10** Continuing students who are participating in an off-campus program sponsored by the University can cancel on-campus housing by January 15 with no applicable cancellation fee. Students who cancel on-campus housing after January 15 will be charged a \$500 fee.

**8.6.11** The Cancellation Fee Schedule is not applicable to graduate/post-baccalaureate students, or residents of the Oaks on the Square. Graduate/post-baccalaureates and residents of the Oaks on the Square who request to cancel housing will be liable for all room fees for the entire academic year or that portion of the academic year remaining at the time of occupancy. Students should contact Dining Services at (860) 486-3128 for information about dining fees if a resident meal plan was purchased.

**8.6.12** A resident who is not released from this contract can cancel the remainder of the contract by submitting a cancellation request and paying a cancellation fee. Students who fall under the residency requirement cannot submit a cancellation request. Students who fall under the residency requirement must either be approved for a residency requirement exemption or a Contract Release in order to cancel housing.

**8.6.13** The cancellation fee corresponds with the date the cancellation request was received, the actual date of check-out, which includes returning any issued keys, or the check-out deadline approved by Residential Life, whichever is later.

**8.6.14** Residents who are released from/cancel *The 2024-2025 On-Campus Housing Contract* at the end of the fall semester must move out of their on-campus assignment by the designated closing time and are not entitled to a refund of any portion of the fall housing fees.

**8.6.15** Residents who are released from/cancel *The 2024-2025 On-Campus Housing Contract* are not guaranteed on-campus housing in the future, and will be automatically placed on the waiting list on the pending housing roster if they apply for on-campus housing.

**8.6.16** If applicable, cancellation fees are determined after the results of the community standards process.

**8.6.17** Residents who cease being employed as a resident assistant/senior resident assistant are eligible to remain on-campus in room types and areas of campus deemed appropriate by Residential Life. Residents who decline on-campus housing after ceasing to be employed as a resident assistant/senior resident assistant are not subject to cancellation fees.

**8.6.18** Fall Stamford housing residents who change to the Storrs campus for the spring semester are subject to cancellation fees identical to Storrs residents who cancel on-campus housing and maintain enrollment.

**8.6.19** Residents who have not officially checked-in to their on-campus housing assignment cannot occupy any on-campus space in any capacity. Failure to officially check-in or notify Residential Life of a late arrival by the tenth day of classes may result in cancellation of the housing assignment.

## **8.7 CONTRACT RELEASE**

**8.7.1** The Resident can request release from the contract, which is subject to the approval of the Interim Co-Executive Director of Residential Life-Director of Housing Services or a designee. All requests to terminate the contract must be submitted in writing by completing a "Request for Release from On-Campus Housing" and submitted up to 10 business days after the housing cancellation application was submitted or no later than 10 business days after the last scheduled day of finals for the given semester. Requests will

automatically be denied if they are not submitted in line with these expectations. A release will be granted only when it has been determined that circumstances are substantially different from the time the contract went into effect. Such releases will be considered for the following reasons:

- Academic withdrawal or dismissal from the University, verified through the PeopleSoft System. Refunds are based on the University Refund Schedule. Students who applied for and were assigned to on-campus housing but withdraw from the University will be given 24-hours from the effective withdrawal date to officially check-out of the residential assignment. After this 24-hour-period, the Resident will be charged a daily housing and meal rate (if the student has a meal plan) until he/she has officially checked out of the halls;
- December Graduates (Refer to Section 8.6.7 Cancellations);
- Affiliation with University of Connecticut programs that are outside a reasonable commuting distance from campus (e.g., Education Abroad, internships, Co-op, student teaching);
- Extreme, unanticipated financial hardship not present or known at the onset of the Contract; and
- Serious medical or health problems that cannot be accommodated successfully in any available on-campus living option.
- Husky Village contract releases must also be approved by the organization as this may result in a financial burden to the fraternity/sorority. A release approved from an organization and agreed upon by Residential Life will usually result in The Resident being reassigned elsewhere on-campus.

**8.7.2** Supporting documentation must be submitted with the “Request for Release from On-Campus Housing” form. A release will only be granted if it is determined that the situation cannot be relieved by relocating the student to other on-campus housing.

**8.7.3** Reducing course load from full-time to part-time does not automatically constitute grounds for release from this contract.

**8.7.4** Residents who retain enrollment yet move out of an on-campus housing assignment without approval from Residential Life are liable for all room and dining fees remaining on the student fee bill.

## **8.8 LIABILITY/RESPONSIBILITY FOR PERSONAL PROPERTY**

The Resident is encouraged to obtain appropriate insurance and is responsible for protecting and securing any personal property located within any on-campus assignment. The University assumes no legal obligation for damage, theft, or loss of personal property.

## **8.9 DAMAGES AND UPKEEP OF FACILITIES**

**8.9.1** The Resident is expected to reasonably maintain the assigned living space and common areas relative to order, cleanliness, and safety. The Resident will be held financially accountable for the repair or replacement cost of any damage to the living space or furnishings therein, and may be subject to disciplinary action. If a room/common area/bathroom is found to be unsanitary during an inspection, The Resident may be billed for excessive cleaning, including the moving of student belongings or the removal of student belongings/trash left behind.. When two (2) or more residents occupy the same room/apartment/floor/community and responsibility cannot be ascertained, the damage charge will be assessed equally among the residents.

**8.9.2** Writing, vandalism and alterations on/to doors is prohibited. If damages to the exterior surface of a room door occur due to vandalism, the Resident(s) must inform a hall staff member of the incident within 24-hours. This will enable the Resident to contest responsibility for the charges. If damages occur to common areas within buildings, such as lounges, bathrooms, lobby areas and responsibility cannot be ascertained, the damage charge can be assessed equally among the residents in the floor/building.

**8.9.3** The Resident agrees that no alterations, repairs, or modifications will be made to the permanent structure and fixtures of the room, including but not limited to: walls, doors, furniture, bathroom facilities, windows, and other equipment in the room. Painting of rooms, apartments or any common area is prohibited. Self-adhesive LED light strips use a strong adhesive to adhere to the walls. When removed, it is very common for them to remove large portions of paint from walls, which may result in damage charges when the lights are removed. Instead of using self-adhesive LED light strips, consider using painter’s tape or other easily removable adhesive to hang them on walls.

**8.9.4** The Resident assumes responsibility for the daily care and cleaning of the room/apartment and its furnishings, and for maintaining acceptable sanitation and safety conditions. Periodic cleanliness (Health and Safety) inspections will be made. Students in suites, apartments, and Husky Village are responsible for cleaning their common area, bathroom(s), and bedrooms as applicable.

**8.9.5** The Resident agrees not to duplicate any issued keys. If a key is lost on the Storrs campus, the Resident agrees to immediately notify Operations Center at (860) 486-3113 and must pay all charges associated with key and lock core replacement. Key or access issues should be reported to [livingoncampus@uconn.edu](mailto:livingoncampus@uconn.edu). The Resident is not permitted to borrow keys that have not been assigned to The Resident by the University or to give any assigned keys to other individuals.

**8.9.6** The Resident will be assessed \$25 for each lock out. Residents can gain access to their room when locked out by calling Operations Center at (860) 486-3113.

**8.9.7** The Resident agrees to keep all maintenance closets and panels accessible at all times, where applicable in apartment spaces.

## **8.10 CHECK-IN AND CHECK-OUT**

**8.10.1** Specific check-in information will be provided to all Resident students via the Residential Life website (<https://reslife.uconn.edu>). A resident planning to check-in after the stated arrival period, must notify Residential Life prior to the stated check-in time.

**8.10.2** Each Resident is given a room key or card access to the apartment/room, and electronic card access to the building through their ID card or a key to the outside/foyer door. Residents may receive additional keys within specific areas of campus, such as mailbox keys. Residents who lose their room or mailbox key, or fail to return keys upon vacating the room, will be charged accordingly. Keys cannot be returned through the mail.

**8.10.3** Residents who fail to follow proper check out instructions upon vacating that room forfeit the opportunity to contest room damage charges. Residents will be billed for any keys not returned at a rate of \$100 per door and \$15 per mail key.

**8.10.4** Residents granted a contract release/cancellation must follow check-out procedures and must remove all belongings. Failure to do so may result in a reduction of refund if one is due or may result in additional housing charges.

**8.10.5** Residents forfeit any and all rights to any items left in the residence facilities at the end of the contract term, or when a student is no longer assigned to the space. All items will, at the University's sole discretion, be reused, donated or discarded. Any such items are deemed to NOT be "Abandoned Property" under Chapter 32 or "Lost and Unclaimed Property" under Chapter 859 of the Connecticut General Statutes. In the event a resident leaves his or her room in such a condition that it requires the attention of cleaning and/or facilities staff, a cleaning and/or repair fee may be assessed to the resident.

## **8.11 ROOM ENTRY/INSPECTION**

Residential Life will strive to respect the privacy of the Resident. A goal of Residential Life is to preserve the health and safety of the Resident while maintaining an environment that facilitates safety and scholarship. At times it may be necessary for University staff/affiliates to enter a student's room, or for University staff to escort non-University personnel to an apartment or residence hall room. Reasonable efforts shall be made to notify The Resident(s) in advance of any entry. Staff members will not enter a student's room without consent of a resident except as follows:

- Repairs, maintenance, building systems and building support inspections, facility improvements;
- Recovery of University/State-owned property not authorized for use in the assigned space;
- Fire, health and safety, and cleanliness inspections made periodically, as well as at all closing/vacation periods;
- When there is reliable information that an emergency exists (including but not limited to fire, accidents, sickness, or danger to the health and welfare of residents); and
- When there is reliable information that a University policy is being violated. The University reserves the right to remove any items not in conformity with its policies.

## **8.12 LEAD PAINT**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and paint dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling as required by U.S. Law. At the University of Connecticut, Northwood Apartments, and other apartments in various residence halls were constructed prior to 1978. In compliance with this act this is to inform The Resident that the University has no knowledge of the presence of lead-based paint or lead-based hazards in these apartments.

Upon occupying an apartment that was constructed prior to 1978, The Resident will be able to review a pamphlet, Protect Your Family From Lead in Your Home, published by the EPA pertaining to lead-based paint hazards. Please contact Operations Center at (860) 486-5249 to obtain this pamphlet in a language other than English. The pamphlet is available in the following languages and can be downloaded from the EPA site:

- English Version: <http://www.epa.gov/lead/pubs/leadpdf.pdf>
- Arabic Version: [http://www.epa.gov/lead/pubs/pyf\\_arabic.pdf](http://www.epa.gov/lead/pubs/pyf_arabic.pdf)
- Somalia Version: [http://www.epa.gov/lead/pubs/pyf\\_somali.pdf](http://www.epa.gov/lead/pubs/pyf_somali.pdf)
- Spanish Version: <http://www.epa.gov/lead/pubs/leadpdfs.pdf>
- Russian Version: [http://www.epa.gov/lead/pubs/pyf\\_russian.pdf](http://www.epa.gov/lead/pubs/pyf_russian.pdf)
- Vietnamese Version: <http://www.epa.gov/lead/pubs/leadvn.pdf>

## **9. RULES AND REGULATIONS**

All members of the UConn community are expected to reflect the values detailed in the document Responsibilities of Community Life: The Student Code. In addition to the behaviors addressed there, the Resident agrees to abide by the following:

## 9.1 ALCOHOL

**9.1.1 Excessive Amounts:** Any one (1) resident age 21 or older cannot possess more than one (1) 12 pack of beer, or one (1) liter of wine, or one (1) liter of liquor (80 proof maximum) in their room or apartment at one time. For example, in a double room or apartment (where two (2) residents are present and both are age 21 or older), the maximum quantity of alcohol allowed is a 24 pack of beer, or two (2) liters of wine or two (2) liters of liquor (80 proof maximum) in their room or apartment at one time. In a quad room or apartment (where four (4) residents are present and all four (4) are age 21 or older), the maximum quantity of alcohol allowed is a 48 pack of beer, or four (4) liters of wine or four (4) liters of liquor (80 proof maximum) in the room or apartment at one time. These amounts are restricted to personal use.

**9.1.2 Common Source:** Alcohol containers and paraphernalia (tables used for beer and/or water pong, funnels, kegs of any size, games or other items that promote the consumption of alcohol.) are prohibited and may be disposed of or confiscated.

## 9.2 Cannabis

Although Connecticut state law permits recreational use and possession of cannabis for those 21 years of age and older, as a recipient of federal funding, the University prohibits all cannabis use in any form, including medical prescription. Cannabis is prohibited on all University property, including the residence halls, and/or during any University activities.

**9.2.1** The possession and/or consumption of cannabis in the residence halls is prohibited.

**9.2.2** Selling, distributing, and manufacturing of cannabis in the residence halls is prohibited.

**9.2.3** Possession of drug paraphernalia is prohibited in the residence halls and/or on University of Connecticut property. Paraphernalia includes, but not limited to, bong, pipes, hookahs, bubbler, dab rings, butane torches, etc.

## 9.3 APPLIANCES

**9.3.1 Student Rooms:** UL approved appliances such as coffee makers, popcorn poppers, rice cookers, and microwave ovens of 700 watts or less are permitted for use in student rooms, and must be plugged directly into the wall. Any open elements, such as toaster ovens, detachable electric kettles, electric/portable grills or skillets, air fryers, toasters, electric frying pans, etc. are not permitted for usage in student's rooms. Refrigerators (120 volts, 2 amps) are permitted and must be UL approved, equipped with a three-prong rounded (grounded) plug, 36 inches in height or less, must be plugged directly into the wall, and must be maintained in a safe and sanitary condition. Refrigerators should not be stored in freestanding wardrobes. When using UL approved appliances, refrain from overloading circuits. Deep fryers and high wattage light bulbs are not permitted. Use or possession of open flame appliances is prohibited in all on-campus housing. Heaters, air conditioners and ceiling fans must be approved through the University.

**9.3.2 Charter Oak, Hilltop, & Northwood Apartments, Husky Village, Stamford Housing:** Within the kitchen area only, UL approved appliances such as coffee makers, air fryers, instapots, popcorn poppers, toasters, toaster oven, hot plates, electric/portable grills or skillets, microwave ovens, crock-pots, rice cookers, vegetable steamers, etc. are permitted and must be plugged directly into the wall. Deep fryers and high wattage light bulbs are not permitted. Use or possession of open flame appliances is prohibited in all on-campus housing. Heaters, air conditioners and ceiling fans must be approved through and provided by the University.

## 9.4 COMMERCIAL ENTERPRISES

Conducting any business or commercial enterprise is prohibited in on-campus housing. This includes use of university resources such as internet and mail services.

## 9.5 EGRESS

Direct egress from the rooms, hallways, or stairwells may not be blocked. Student rooms should be arranged to permit direct access from all areas to the doorway. Obstructions like carpeting or rugs, behind the door shoe racks, tapestries or other materials hanging in the doorway or furniture should not deter egress from room or prevent the door from latching.

## 9.6 FIRE SAFETY

**9.6.1** Residents found in violation of the following fire safety stipulations not only put themselves at risk but also jeopardizes the safety of the entire community.

**9.6.2 Candles/Incense:** Candles and/or incense are prohibited in all on-campus housing.

**9.6.3 Combustibles:** Combustibles, flammable liquids and substances of any type (e.g., fuel, kerosene, propane, oil, open paints/thinners, Sterno, charcoal) are prohibited. Charcoal or gas stoves (e.g. Coleman stoves, Hibachis) and/or lamps, gasoline motors of any type, including motorcycles and mopeds are prohibited. Motorcycles and mopeds cannot be kept inside facilities nor directly adjacent to facility entry ways. Art students (and others engaged in art projects) may retain small quantities of materials necessary for their work, providing

these materials are kept closed when not in use and stored safely in a metal box. Deep frying, the cooking of food by submerging in deep fat or oil at a high temperature, is prohibited in all on-campus housing.

**9.6.4 Failure to Evacuate:** Immediate evacuation when an alarm sounds is mandatory and re-entry into a building before an alarm is silenced or staff authorization is given is prohibited.

**9.6.5 Fire Safety Equipment:** Tampering with, or misuse of fire safety equipment (including automatic door closures, smoke detectors, sprinkler heads, fire-alarm systems, fire-fighting equipment, or building security systems), including the covering or removal of smoke detectors, is illegal and prohibited.

**9.6.6 Other Fire Hazards:** The use of extension cords or multi-receptacle outlets with the exception of UL listed power strips with surge protectors is prohibited. UL listed power strips must be plugged directly into the wall. Storing items, including bicycles, in stairwells, hallway areas within the facility, along railings or other structures near the entry to the facility or on outside stairways, is prohibited.

**9.6.7 Hoverboards/Electronic Personal Transportation Vehicles:** electronic personal transportation vehicles (e.g., hoverboards, electric bicycles, electric motorcycles, electric scooters, electric skateboards, etc.) that have a high capacity lithium-metal/lithium-ion rechargeable battery, cannot be charged, operated, stored, or used inside residence halls and all other University of Connecticut buildings, including dining halls.

**9.6.8 Decoration Restrictions:** Door and wall decorations may not restrict egress or cover more than half of each wall of the living space. Tapestries and/or room decorations affixed to or suspended from the ceiling are prohibited. Seasonal decorations (ie live trees) are prohibited.

## 9.7 FIREARMS, WEAPONS AND DANGEROUS DEVICES

The possession of firearms, ammunition, and any weapons including but not limited to knives, bows, guns, BB guns, paint ball guns, soft air guns, martial art weapons, brass knuckles, Tasers, slingshots, and launching devices, is prohibited in on-campus housing. This also extends to any projectile objects, fireworks, gunpowder and other explosive or potentially dangerous objects used for anything other than their intended purpose. Residents who, for religious purposes, are required to possess an item that would otherwise be prohibited under this section may petition the Division Student Life and Enrollment for a religious exemption.

## 9.8 FURNITURE

Misuse of University property, including possession of common area furniture in on-campus housing is prohibited and may result in a replacement charge and/or return of the property.

**9.8.1 University furniture:** Resident(s)/Chapter(s) shall maintain the University's furniture in the condition it was received, reasonable wear and tear accepted, throughout the duration of this contract. University furniture must remain in its designated location and may not be removed.

**9.8.2 Assembly/Disassembly of Furniture:** Room furniture must be assembled in a safe manner according to the manufacturer's design. Resident(s)/Chapter(s) shall neither disassemble nor remove any furniture or fixture provided with the room/suite/apartment/house.

**9.8.3 Oversized Furniture:** Oversized and/or heavy furniture, including, but not limited to, homemade lofts, couches larger than one(1) two seat coach, bars, tables, water-filled furniture, and waterbeds, are prohibited. The use of temporary and/or permanent hot tubs is prohibited.

**9.8.4 Furniture in Public Areas:** Furniture, equipment, or decorative items may not be removed from the community center, lounges, or other public areas without the written permission of the University (Residential Life).

**9.8.5 Egress:** Furniture may not be placed in hallways or stairwells. Direct egress from the rooms, hallways, or stairwells may not be blocked.

## 9.9 GAMBLING

Gambling is prohibited.

## 9.10 GUESTS

**9.10.1 General Policies (applicable to all residential areas and facilities):** Anyone not assigned to the specific room/suite/apartment/house is considered a guest. All guests must be escorted through the building by the Resident host. Resident hosts are responsible for the actions their guest. Resident hosts are expected to take reasonable action to prevent guests from violating University policies. Resident hosts may be held accountable for behaviors and/or damages caused by the Residents' guests. Residents should consult with the roommates/suitemates/apartment-mates/housemates when inviting guests. Residents must strictly respect the privacy of all fellow residents and fellow residents' right to normal use of their assigned facilities. Guests must be able to identify whom they are visiting,

provide a picture ID upon request, and shall be accompanied by their resident host at all times. University staff members may require guests to leave the premises, as well as deny any residential student the privilege of hosting guests. During special events/periods of time, the University may further limit the number of guests allowed in on-campus housing and may impose additional limitations or require additional passes. Guests are prohibited from bringing alcohol into any on-campus housing, regardless of the guests' age.

**9.10.2 Overnight Guests:** Any guest who remains in on-campus housing past 12:00am is considered an Overnight Guest. Overnight Guests under the age of 16 who are not enrolled are not permitted. No resident will be allowed more than two (2) Overnight Guests at one time (this number can be reduced during special events). Any Overnight Guest requires the approval of the roommate(s). No Overnight Guest may stay more than three (3) consecutive days without the permission of the roommate(s) and the Hall Director. No individual may stay as an Overnight Guest in on-campus housing for more than 15 days total in a given semester. Persons who have been removed from on-campus housing for any reason may not return as Overnight Guests following their removal.

**9.10.3 Maximum Occupancy:** No more than two (2) guests per one (1) resident (who is present) are permitted in a student room/suite/apartment at any given time unless otherwise approved by the University (Residential Life).

**9.10.4 Husky Village:** Each chapter may have no more than 15 guests on the premises at one time unless otherwise approved by the University (Residential Life).

**9.10.5 Stamford Housing:** Stamford residents must have their guests sign-in upon entry and provide a picture ID upon request.

**9.10.6 Social Gatherings:** It is prohibited to publicize/advertise social gatherings or parties to the campus community. The resident host must be in attendance at the social gathering. If a resident host determines that guests at the gathering are not in compliance with University policies, the resident host is responsible for contacting University staff for assistance.

## **9.11 IDENTIFICATION**

Residents must provide proper University identification when requested by a staff member or other University official. Residents must comply with the reasonable directions of University staff in the performance of official duties.

## **9.12 LOUNGES AND RECREATION AREAS**

Lounges and recreation areas are for the exclusive use of the building residents and their guests unless authorized by University (Residential Life) staff. Some designated spaces may be reserved through the University (Residential Life). No resident or guest may use a lounge for sleeping or overnight accommodations. A person/group reserving space will be held responsible for cleanliness, and adhering to the rules of the University including the code of conduct.

## **9.13 NO SMOKING**

Connecticut State Law prohibits smoking in state-owned buildings. Smoking is not permitted within 25 feet of a residential building. Personal Vaporizers (PVs), including e-cigarettes and vape pens, cannot be used inside the residence halls.

## **9.14 PETS**

Pets, including visiting pets, are prohibited in on-campus housing. Aquarium fish are approved for tanks up to 10 gallons. Service and emotional support animals, where appropriate, must be approved by the University through the Animals on Campus Policy (Center for Students with Disabilities and Residential Life).

## **9.15 QUIET/COURTESY HOURS**

**9.15.1** Quiet hours are times when conversations, music, and other noises must be kept at a low level and should not be heard outside of the resident's room/suite/apartment/house. Minimally, quiet hours are from 10:00pm to 7:00am Sunday to Thursday and from 12:00am to 7:00am Friday and Saturday. Residents must observe quiet hours both inside and outside of on-campus housing.

**9.15.2** Courtesy Hours are in effect 24 hours per day. Residents are expected to be considerate of their neighbors during all hours of the day. Residents approached for noise are expected to comply with the request as if it were Quiet Hours.

**9.15.3** During all exam periods, quiet hours are in effect for 24 hours.

## **9.16 ROOFS, LEDGES, AND BALCONIES:**

Presence on rooftops, window ledges, outer ledges, balconies, and areas marked for restricted access (interior or exterior) in on-campus housing is prohibited.

## **9.17 SAFETY AND SECURITY**

Safety and Security is a shared responsibility of the University staff and residents. Residents should always carry and never lend their University Identification Card (ID) or room keys. All residential areas are secured 24 hours a day. Residents should always lock their room/suite/apartment/house doors. When exiting on-campus housing through locked exterior doors, residents are responsible for leaving the doors locked. Residents are prohibited from propping, tampering with and/or vandalizing doors. Residents are not permitted to install or use a personal security camera to operate on the UConn network or in any place where there is an expectation of privacy. Residents are not permitted to install or use a Nest, Ring, or other doorbell/security system in the Residence Halls.

### **9.18 SOLICITATION**

Door to door solicitation is prohibited with the exception of those approved by the University (see policy at <https://reslife.uconn.edu>).

### **9.19 CANVASSING**

Canvassing is prohibited in and around the residence halls and apartment facilities managed by Residential Life, except for the purposes of political canvassing as outlined at <https://reslife.uconn.edu>.

### **9.20 SPORTS**

Any sports-related activity (including but not limited to: using sports equipment, ball playing, rollerblading, skateboarding, water/food fighting, playing with metal tipped darts, etc.) and any activity which could cause personal injury or cause damage to property is prohibited within on-campus housing. Snowball throwing and/or snowball fighting are prohibited in or around on-campus housing.

### **9.21 WINDOWS**

Residents are prohibited from placing or suspending items out of windows (such as banners, clothing, signs, etc.). Residents are prohibited from throwing objects outside of any windows. The removal of a screen from a resident’s room or in public areas of on-campus housing is prohibited. Opening security screens is prohibited, except in an emergency.

### **9.22 SELF-DEFENSE SPRAYS**

Sprays intended for use in self-defense, such as pepper spray, can be carried but cannot be discharged in the residence halls unless a potential or actual assault takes place.

### **9.23 MAIL**

Packages that contain items that are prohibited per the housing contract should not be shipped to a residence hall, apartment or suite. If a prohibited item is received by University Mail Services it will be returned to sender.

### **9.24 SELECTION**

Housing selection times are non-transferable. Continuing students who are eligible to participate in the 2024-2025 Online Housing Selection Process cannot transfer/sell their eligibility to any other student.

### **9.25 ADMINISTRATIVE MOVES**

Residential Life reserves the right to change a student’s housing assignment when there is a reasonable cause to believe that the Resident has violated the living area environment, student code, the housing contract, or University policies, or there are unresolvable conflicts within a community.

### **9.26 TEMPORARY HEALTH AND SAFETY PROCEDURES**

Residential Life may adopt and implement Temporary Health and Safety Procedures (TH&SP) to address critical health and safety concerns. Residents are responsible for complying with all such procedures. A copy of any temporary residential health and safety procedures currently in place can be found on the Residential Life web page (<https://reslife.uconn.edu>). Residents will be notified of any changes to the TH&SP by email to their official University email address. Failure to follow these procedures may result in adjudication through the conduct process. Residents must also comply with any University guidelines related to public health.

## **10. ROOM & BOARD FEES**

Room and board fees were approved by the Board of Trustees during the Fall 2023 semester.

| <b>Rate</b> | <b>Room Type</b>   | <b>Semester/Year</b> |
|-------------|--|----------------------|
| Rate 1      | Traditional Double<br>Triple – Traditional Residence Hall<br>Quad - Four Person Room<br>Northwood Apartments (Double in 2 Bedroom/ 3 Person) | \$3,925/\$7,850      |

|        |   |                  |
|--------|---|------------------|
| Rate 2 | Peter J. Werth Residence Tower Double   | \$4,114/\$8,228  |
| Rate 3 | Busby/Garrigus Suites Triples<br>South Campus Quad/4 person room  | \$4,314/\$8628   |
| Rate 4 | Busby/Garrigus/South Suites Double<br>Husky Village<br>Northwood Apartments (Single in 2 Bed/2 Person – Grads Only)<br>Northwood Apartments (Single in 2 Bed/3 Person – Undergrads)<br>Regular Single<br>Traditional Double with Private Bathroom | \$4,915/\$9,830  |
| Rate 5 | Peter J. Werth Residence Tower Single<br>Connecticut Hall (Double, Semi Suite Double)   | \$4,992/\$9,984  |
| Rate 6 | Busby/Garrigus/South Suites Single<br>Charter Oak - 2 Bedroom/4 Person Hilltop Apartments Double Efficiency<br>Connecticut Hall (Single, Semi Suite Sing, Full Suite Double)<br>Oaks Apartment – 2 Bedroom/4 Person                               | \$5,238/\$10,476 |
| Rate 7 | Charter Oak/Hilltop Apartments - 4 Bedroom/4 Person   | \$6,613/\$13,226 |
| Rate 8 | Charter Oak/Hilltop Apartments – 2 Bedroom/2 Person<br>Oaks Apartment – 2 Bedroom/2 Person<br>Oaks Apartment – 3 Bedroom/3 Person   | \$7,831/\$15,662 |

When available, board fees are posted at <http://dining.uconn.edu>.

## 10.2 UCONN STAMFORD RATES

| Rate   | Apartment Type           | Semester Rate | Year Rate |
|--------|--------------------------|---------------|-----------|
| Rate 1 | Standard Shared Bedroom  | \$5,849       | \$11,698  |
| Rate 2 | Premium Shared Bedroom   | \$7,094       | \$14,188  |
| Rate 3 | Penthouse Shared Bedroom | \$7,409       | \$14,818  |

## 11. REVISIONS

This contract is subject to revisions. Residential Life will notify residents of changes with two (2) days' notice of the modification by means of a University email message and by posting the new information on the Residential Life web page (<https://reslife.uconn.edu>).

## 12. GENERAL CONTRACTING TERMS

### 12.1 STATUTORY AUTHORITY

Connecticut General Statute §§ 10a-104, 10a-108, 4a-52a, and 10a-151b provide the University with authority to enter into contracts in the pursuit of its mission.

### 12.2 GOVERNING LAW

This Agreement shall be construed in accordance with and governed by the laws of the State of Connecticut.

### 12.3 LIMITATION OF LIABILITY

The University assumes no legal obligation for damage, theft, or loss of personal property. The Resident is responsible for protecting and securing any personal property located within any on-campus assignment and is encouraged to obtain appropriate insurance.

### 12.4 CLAIMS

The Resident agrees that the sole and exclusive means for the presentation of any claim against the State of Connecticut or the University of Connecticut arising from this Agreement shall be in accordance with Chapter 53 of the Connecticut General Statutes (Claims Against the State) and the Resident further agrees not to initiate any legal proceedings in any state or federal court in addition to, or in lieu of, said Chapter 53 proceedings.



## 12.5 EMERGENCY REPOSSESSION

The University reserves the right to repossess student rooms and residence hall facilities in the event of an epidemic or other emergency as defined by the University.

### Oaks on the Square Rules and Regulations 2024-2025

1. Rules and Regulations: the policies of Oaks on the Square are designed to protect its residents and guests. Failure to comply with rules and regulations is considered a contract violation and will be referred to the student conduct system.
2. The occupancy period in the Oaks is from August 2024 to July 2025. Residents will be billed accordingly for this occupancy period, in alignment with typical university billing periods throughout the calendar year.
3. Residents of the Oaks are ineligible to participate in room change processes that would involve a move to other on campus areas and can only change rooms within the Oaks.
4. Residents are expected to abide by any additional policies and procedures set forth by Oaks on the Square staff, including but not limited to lock out procedures, lost keys, maintenance requests, guest policies.

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