



Senate

General Assembly

File No. 203

January Session, 2025

Substitute Senate Bill No. 1264

Senate, March 25, 2025

The Committee on Housing reported through SEN. MARX of the 20th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

**AN ACT REQUIRING A NOTIFICATION OF RIGHTS TO PARTIES
BEFORE A FAIR RENT COMMISSION.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 7-148b of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 (a) For purposes of this section and sections 7-148c to 7-148f,
4 inclusive, "seasonal basis" means housing accommodations rented for a
5 period or periods aggregating not more than one hundred twenty days
6 in any one calendar year and "rental charge" includes any fee or charge
7 in addition to rent that is imposed or sought to be imposed upon a
8 tenant by a landlord.

9 (b) Any town, city or borough may, and any town, city or borough
10 with a population of twenty-five thousand or more, as determined by
11 the most recent decennial census, shall, through its legislative body,
12 adopt an ordinance that creates a fair rent commission.

13 (c) Any [such] fair rent commission created pursuant to this section
14 shall make studies and investigations, conduct hearings and receive
15 complaints relative to rental charges on housing accommodations,
16 except those accommodations rented on a seasonal basis, within its
17 jurisdiction, which term [shall include] includes mobile manufactured
18 homes and mobile manufactured home park lots, in order to control and
19 eliminate excessive rental charges on such accommodations, and to
20 carry out the provisions of sections 7-148b to 7-148f, inclusive, section
21 47a-20 and subsection (b) of section 47a-23c. The commission, for such
22 purposes, may compel the attendance of persons at hearings, issue
23 subpoenas and administer oaths, issue orders and continue, review,
24 amend, terminate or suspend any of its orders and decisions. In any
25 proceeding of the commission, such commission shall notify the parties
26 to such proceeding of their rights under such proceeding and the scope
27 of such commission's lawful authority (1) in writing, and (2) in an
28 announcement at the beginning of each hearing. The Commissioner of
29 Housing shall create a model written notice and announcement and
30 make such models available on the Department of Housing's Internet
31 web site. The commission may be empowered to retain legal counsel to
32 advise it.

33 [(c)] (d) Any town, city or borough required to create a fair rent
34 commission pursuant to subsection (b) of this section shall adopt an
35 ordinance creating such commission on or before July 1, 2023. Not later
36 than thirty days after the adoption of such ordinance, the chief executive
37 officer of such town, city or borough shall (1) notify the Commissioner
38 of Housing that such commission has been created, and (2) transmit a
39 copy of the ordinance adopted by the town, city or borough to the
40 commissioner.

41 [(d)] (e) Any two or more towns, cities or boroughs not subject to the
42 requirements of subsection (b) of this section may, through their
43 legislative bodies, create a joint fair rent commission.

This act shall take effect as follows and shall amend the following sections:

Section 1	July 1, 2025	7-148b
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Statement of Legislative Commissioners:

In Subsec. (c), "rights" was changed to "rights under such proceeding" for clarity.

HSG *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 26 \$	FY 27 \$
Various Municipalities	Potential Cost	Minimal	Minimal

Explanation

The bill requires fair rent commissions to notify parties of certain rights. This may result in a potential minimal cost to municipalities beginning in FY 26 for additional printing and postage costs.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of notices.

OLR Bill Analysis**sSB 1264*****AN ACT REQUIRING A NOTIFICATION OF RIGHTS TO PARTIES BEFORE A FAIR RENT COMMISSION.*****SUMMARY**

This bill requires fair rent commissions (FRCs) to notify parties to an FRC proceeding of their rights in the proceeding and the scope of the FRC's lawful authority. An FRC must do so in (1) an announcement at the beginning of each FRC hearing and (2) writing (the bill does not specify when in the proceeding the written notice is required).

The bill requires the housing commissioner to create the model written notice and announcement and post them on the department's website.

EFFECTIVE DATE: July 1, 2025

BACKGROUND***FRCs***

FRCs are empowered to (1) control and eliminate excessive (i.e. harsh and unconscionable) rental charges and (2) enforce landlord-tenant statutes prohibiting landlord retaliation and establishing eviction protections for certain protected tenants. Among other things, FRCs may receive rent complaints and hold hearings on them (CGS § 7-148b et seq.).

Related Bills

sSB 12 (§ 6), favorably reported by the Housing Committee, requires every municipality to either establish an FRC itself or jointly with another municipality or join a regional FRC administered by a council of governments.

sSB 1266 (File 72), reported favorably by the Housing Committee, (1) requires municipalities with an FRC to post on their website a copy of the commission's adopted bylaws and (2) specifies that FRC hearings must be open to the public.

HB 6892, reported favorably by the Housing Committee, modifies the factors that fair rent commissions must consider when determining whether a rental charge or proposed rent increase is excessive (to include consideration of the percentage in rent increase for an accommodation that changed ownership within the last year).

sHB 6943 (§ 3), reported favorably by the Housing Committee, requires a landlord's rent increase notice to include a statement that the tenant has the right to file a complaint with the FRC to dispute the increase if the dwelling unit is located in a municipality with a commission.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 18 Nay 0 (03/06/2025)