



Senate

General Assembly

File No. 72

January Session, 2025

Substitute Senate Bill No. 1266

Senate, March 10, 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 THE POSTING OF FAIR RENT COMMISSION BYLAWS AND THAT THE HEARINGS OF SUCH COMMISSIONS BE OPEN TO THE PUBLIC.

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 Section 7-148b of the general statutes is repealed and the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. Any such
13 commission shall make studies and investigations, conduct hearings
14 and receive complaints relative to rental charges on housing

15 accommodations, except those accommodations rented on a seasonal
 16 basis, within its jurisdiction, which term shall include mobile
 17 manufactured homes and mobile manufactured home park lots, in
 18 order to control and eliminate excessive rental charges on such
 19 accommodations, and to carry out the provisions of sections 7-148b to
 20 7-148f, inclusive, section 47a-20 and subsection (b) of section 47a-23c.
 21 The commission, for such purposes, may compel the attendance of
 22 persons at hearings, issue subpoenas and administer oaths, issue orders
 23 and continue, review, amend, terminate or suspend any of its orders and
 24 decisions. The commission may be empowered to retain legal counsel
 25 to advise it. All hearings conducted pursuant to this section shall be
 26 open to the public.

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

35 (d) Any two or more towns, cities or boroughs not subject to the
 36 requirements of subsection (b) of this section may, through their
 37 legislative bodies, create a joint fair rent commission.

38 (e) Any town, city or borough that creates a fair rent commission
 39 pursuant to this section shall make any bylaws adopted by such fair rent
 40 commission publicly available on the Internet web site of such town, city
 41 or borough.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2025	7-148b

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: None

Explanation

The bill, which requires municipalities with a fair rent commission to (1) make all hearings open to the public, and (2) post the bylaws on the town website, does not result in a fiscal impact to the state or municipalities as they have the resources necessary to meet these requirements.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sSB 1266*****AN ACT REQUIRING THE POSTING OF FAIR RENT COMMISSION BYLAWS AND THAT THE HEARINGS OF SUCH COMMISSIONS BE OPEN TO THE PUBLIC.*****SUMMARY**

This bill requires any municipality (i.e. town, city, or borough) that creates a fair rent commission (FRC) to post on its website a publicly accessible copy of the FRC's adopted bylaws.

The bill also specifies that FRC hearings must be open to the public. By law, FRCs, like other local public agencies, are subject to the Freedom of Information Act (FOIA). Except for executive sessions, FOIA generally requires "meetings" (which are defined to include hearings) to be open to the public (CGS §§ 1-200 & 1-225).

EFFECTIVE DATE: July 1, 2025

BACKGROUND***Fair Rent Commissions***

The law authorizes municipalities (and requires those with a population of at least 25,000) to establish fair rent commissions 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 (CGS § 7-148b et seq.).

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 18 Nay 0 (02/20/2025)