



General Assembly
January Session, 2025

Raised Bill No. 6892

LCO No. 3948



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT LIMITING THE INCREASE OF RENTAL CHARGES UPON
TRANSFER OF RESIDENTIAL PROPERTY TO A NEW OWNER.***

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

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 Section 7-148c of the general statutes is repealed and the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

3 (a) In determining whether a rental charge or a proposed increase in
4 a rental charge is so excessive, with due regard to all the circumstances,
5 as to be harsh and unconscionable, a fair rent commission shall consider
6 such of the following circumstances as are applicable to the type of
7 accommodation: (1) The rents charged for the same number of rooms in
8 other housing accommodations in the same and in other areas of the
9 municipality; (2) the sanitary conditions existing in the housing
10 accommodations in question; (3) the number of bathtubs or showers,
11 flush water closets, kitchen sinks and lavatory basins available to the
12 occupants thereof; (4) services, furniture, furnishings and equipment
13 supplied therein; (5) the size and number of bedrooms contained
14 therein; (6) repairs necessary to make such accommodations reasonably
15 livable for the occupants accommodated therein; (7) the amount of taxes

16 and overhead expenses, including debt service, thereof; (8) whether the
 17 accommodations are in compliance with the ordinances of the
 18 municipality and the general statutes relating to health and safety; (9)
 19 the income of the petitioner and the availability of accommodations; (10)
 20 the availability of utilities; (11) damages done to the premises by the
 21 tenant, caused by other than ordinary wear and tear; (12) the amount
 22 and frequency of increases in rental charges; (13) whether, and the
 23 extent to which, the income from an increase in rental charges has been
 24 or will be reinvested in improvements to the accommodations; and (14)
 25 whether ownership of the accommodation has been transferred to a new
 26 owner within the preceding twelve months.

27 (b) If ownership of the accommodation has been transferred to a new
 28 owner within the preceding twelve months, a fair rent commission shall
 29 presume a rental charge or proposed increase in a rental charge of
 30 greater than ten per cent of the total rental charges of the immediately
 31 preceding lease period to be excessive, unless such new owner has
 32 completed major renovations to the accommodation. As used in this
 33 subsection, "major renovations" means renovations to at least two
 34 primary building systems, including, but not limited to, plumbing,
 35 heating or air conditioning, electrical systems, building envelope and
 36 the foundation.

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

Section 1	July 1, 2025	7-148c
-----------	--------------	--------

Statement of Purpose:

To limit the increase of rental charges upon transfer of residential property to a new owner.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]