



General Assembly

January Session, 2025

Raised Bill No. 7036

LCO No. 4963



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT REQUIRING THE ESTABLISHMENT OF FAIR RENT COMMISSIONS.

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 Section 7-148b of the general statutes is repealed and the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, a joint fair rent
13 commission, pursuant to subsection (d) of this section, or a regional fair
14 rent commission, pursuant to subsection (e) of this section. Any such
15 commission shall make studies and investigations, conduct hearings

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

28 (c) Any town, city or borough [required to create a fair rent
 29 commission pursuant to subsection (b) of this section] shall adopt an
 30 ordinance creating such fair rent commission on or before [July 1, 2023]
 31 January 1, 2028. Not later than thirty days after the adoption of such
 32 ordinance, the chief executive officer of such town, city or borough shall
 33 (1) notify the Commissioner of Housing that such commission has been
 34 created, and (2) transmit a copy of the ordinance adopted by the town,
 35 city or borough to the commissioner.

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

39 (e) Any towns, cities or boroughs that are members of a regional
 40 council of governments formed pursuant to section 4-124j may, through
 41 their legislative bodies and such regional council of governments, create
 42 a regional fair rent commission.

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

To require that every municipality create a fair rent commission or establish a joint or regional fair rent commission.

[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.]