



General Assembly

January Session, 2025

Raised Bill No. 1264

LCO No. 4154



Referred to Committee on HOUSING

Introduced by:
(HSG)

***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 Section 7-148b of the general statutes is repealed and the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 and the scope of such commission's
 27 lawful authority (1) in writing, and (2) in an announcement at the
 28 beginning of each hearing. The commission may be empowered to
 29 retain legal counsel to advise it.

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

38 [(d)] (e) Any two or more towns, cities or boroughs not subject to the
 39 requirements of subsection (b) of this section may, through their
 40 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

Statement of Purpose:

To require that a fair rent commission notify parties of their rights and the scope of such commission's lawful authority.

[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.]