



General Assembly

Substitute Bill No. 1264

January Session, 2025



***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 Section 7-148b of the general statutes is repealed and the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

Statement of Legislative Commissioners:

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

HSG *Joint Favorable Subst.*