



General Assembly

***Substitute Bill No. 1266***

*January Session, 2025*



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 Section 7-148b of the general statutes is repealed and the  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