



General Assembly

Amendment

January Session, 2025

LCO No. 9205



Offered by:
REP. DUBITSKY, 47th Dist.

To: House Bill No. 5002

File No. 222

Cal. No. 151

(As Amended)

"AN ACT CONCERNING HOUSING AND THE NEEDS OF HOMELESS PERSONS."

1 Strike section 32 in its entirety and substitute the following in lieu
2 thereof:

3 "Sec. 32. Section 7-148b of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective July 1, 2025*):

5 (a) For purposes of this section and sections 7-148c to 7-148f,
6 inclusive, "seasonal basis" means housing accommodations rented for a
7 period or periods aggregating not more than one hundred twenty days
8 in any one calendar year, [and] "rental charge" includes any fee or
9 charge in addition to rent that is imposed or sought to be imposed upon
10 a tenant by a landlord and "municipality" means a town, city or
11 consolidated town and city.

12 (b) Any town, city or borough may, and any town, city or borough

13 with a population of [twenty-five thousand] seven thousand five
14 hundred or more, as determined by the most recent decennial census,
15 shall, through its legislative body, adopt an ordinance that (1) creates a
16 fair rent commission, (2) establishes or joins the municipality in a joint
17 fair rent commission pursuant to subsection (d) of this section, or (3)
18 joins the municipality in a regional fair rent commission pursuant to
19 subsection (e) of this section. Any such commission shall make studies
20 and investigations, conduct hearings and receive complaints relative to
21 rental charges on housing accommodations, except those
22 accommodations rented on a seasonal basis, within its jurisdiction,
23 which term shall include mobile manufactured homes and mobile
24 manufactured home park lots, in order to control and eliminate
25 excessive rental charges on such accommodations, and to carry out the
26 provisions of sections 7-148b to 7-148f, inclusive, as amended by this act,
27 section 47a-20 and subsection (b) of section 47a-23c. The commission, for
28 such purposes, may compel the attendance of persons at hearings, issue
29 subpoenas and administer oaths, issue orders and continue, review,
30 amend, terminate or suspend any of its orders and decisions. The
31 commission may be empowered to retain legal counsel to advise it.

32 (c) Any town, city or borough required to create a fair rent
33 commission pursuant to subsection (b) of this section shall adopt an
34 ordinance creating [such] a fair rent commission, or joining a joint fair
35 rent commission or regional fair rent commission, on or before [July 1,
36 2023] January 1, 2028. No municipality that has created a fair rent
37 commission prior to July 1, 2025, shall abolish such commission before
38 January 1, 2028, unless such municipality joins a joint fair rent
39 commission or regional fair rent commission pursuant to this section.
40 Not later than thirty days after the adoption of such ordinance, the chief
41 executive officer of such [town, city or borough] municipality shall (1)
42 notify the Commissioner of Housing that such commission has been
43 created or joined by such municipality, and (2) transmit a copy of the
44 ordinance adopted by the [town, city or borough] municipality to the
45 commissioner.

46 (d) [Any two] Two or more [towns, cities or boroughs not subject to
47 the requirements of subsection (b) of this section] contiguous
48 municipalities may, [through their legislative bodies, create] by
49 concurrent ordinances adopted by their legislative bodies, establish a
50 joint fair rent commission. Any municipality that is contiguous to a
51 municipality that is a member of an existing joint fair rent commission
52 may become a member of such joint fair rent commission upon the
53 adoption of an ordinance by such municipality's legislative body. Any
54 municipality that is a member of a joint fair rent commission may, by
55 vote of its legislative body, elect to withdraw from such commission,
56 provided such withdrawing municipality creates its own fair rent
57 commission or joins another joint fair rent commission or regional fair
58 rent commission in compliance with the requirements of this section.

59 (e) A regional council of governments formed pursuant to section 4-
60 124j may establish a regional fair rent commission. Any municipality
61 that is a member of such council may join such regional fair rent
62 commission upon the adoption of an ordinance by such municipality's
63 legislative body."