



General Assembly

**Amendment**

January Session, 2025

LCO No. 9284



Offered by:  
REP. DUBITSKY, 47<sup>th</sup> 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 insert the following in lieu thereof:

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 Section 7-148b of the general statutes is repealed and the  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

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

10 (b) Any town, city or borough may, and any town, city or borough  
11 with a population of twenty-five thousand or more, as determined by  
12 the most recent decennial census, shall, through its legislative body,

13 adopt an ordinance that creates a fair rent commission. Any such  
14 commission shall make studies and investigations, conduct hearings  
15 and receive complaints relative to rental charges on housing  
16 accommodations, except those accommodations rented on a seasonal  
17 basis, within its jurisdiction, which term shall include mobile  
18 manufactured homes and mobile manufactured home park lots, in  
19 order to control and eliminate excessive rental charges on such  
20 accommodations, and to carry out the provisions of sections 7-148b to  
21 7-148f, inclusive, section 47a-20 and subsection (b) of section 47a-23c.  
22 The commission, for such purposes, may compel the attendance of  
23 persons at hearings, issue subpoenas and administer oaths, issue orders  
24 and continue, review, amend, terminate or suspend any of its orders and  
25 decisions. The commission may be empowered to retain legal counsel  
26 to advise it. In any action before a fair rent commission created pursuant  
27 to this subsection, the prevailing party shall be awarded attorney's fees  
28 by the commission in such action.

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

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