



General Assembly

Amendment

January Session, 2025

LCO No. 9285



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 insert the following in lieu thereof:

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 Section 7-148c of the general statutes is repealed and the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

4 In determining whether a rental charge or a proposed increase in a
5 rental charge is so excessive, with due regard to all the circumstances,
6 as to be harsh and unconscionable, a fair rent commission shall consider
7 such of the following circumstances as are applicable to the type of
8 accommodation: (1) The rents charged for the same number of rooms in
9 other housing accommodations in the same and in other areas of the
10 municipality; (2) the sanitary conditions existing in the housing
11 accommodations in question; (3) the number of bathtubs or showers,
12 flush water closets, kitchen sinks and lavatory basins available to the
13 occupants thereof; (4) services, furniture, furnishings and equipment

14 supplied therein; (5) the size and number of bedrooms contained
15 therein; (6) repairs necessary to make such accommodations reasonably
16 livable for the occupants accommodated therein; (7) the amount of taxes
17 and overhead expenses, including debt service, thereof; (8) whether the
18 accommodations are in compliance with the ordinances of the
19 municipality and the general statutes relating to health and safety; (9)
20 the income of the petitioner and the availability of accommodations; (10)
21 the availability of utilities; (11) damages done to the premises by the
22 tenant, caused by other than ordinary wear and tear; (12) the amount
23 and frequency of increases in rental charges; (13) whether, and the
24 extent to which, the income from an increase in rental charges has been
25 or will be reinvested in improvements to the accommodations. A
26 commission shall dismiss any proceeding or action where a proposed
27 increase in a rental charge is less than or equal to the fair market rental
28 value for comparable dwelling units in the same area of the municipality
29 where such dwelling unit is located, regardless of how much such
30 proposed increase in rental charge is."