



General Assembly

Amendment

January Session, 2025

LCO No. 9289



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 Section 7-148b of the general statutes is repealed and the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. In any proceeding of the commission, such commission shall
 26 notify the parties to such proceeding of their rights and the scope of such
 27 commission's lawful authority (1) in writing, and (2) in an
 28 announcement at the beginning of each hearing. The commission may
 29 be empowered to retain legal counsel to advise it.

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

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

This act shall take effect as follows and shall amend the following sections:

Sec. 32	July 1, 2025	7-148b
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