



General Assembly

Amendment

January Session, 2025

LCO No. 9290



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 Section 7-148b of the general statutes is repealed and the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 October 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. Any hearing held by such commission pursuant to this
27 section shall be considered a contested case and held in accordance with
28 the provisions of chapter 54. The record in such contested case shall
29 include: (1) Written notices related to the case; (2) all petitions,
30 pleadings, motions and intermediate rulings; (3) evidence received or
31 considered; (4) questions and offers of proof, objections and rulings
32 thereon; (5) the official transcript, if any, of proceedings relating to the
33 case, or, if not transcribed, any recording or stenographic record of the
34 proceedings; (6) proposed final decisions and exceptions thereto; and (7)
35 the final decision. Any recording or stenographic record of the
36 proceedings shall be transcribed on request of any party. The requesting
37 party shall pay the cost of such transcript. Any person aggrieved by an
38 order of the commission may appeal such order in accordance with the
39 provisions of section 7-148e.

40 (c) Any town, city or borough required to create a fair rent
41 commission pursuant to subsection (b) of this section shall adopt an
42 ordinance creating such commission on or before July 1, 2023. Not later
43 than thirty days after the adoption of such ordinance, the chief executive
44 officer of such town, city or borough shall (1) notify the Commissioner
45 of Housing that such commission has been created, and (2) transmit a
46 copy of the ordinance adopted by the town, city or borough to the

47 commissioner.

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