



General Assembly

Amendment

January Session, 2025

LCO No. 9301



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 Section 7-148b of the general statutes is repealed and the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. The membership
14 of such commission shall be bipartisan and consist of (1) not less than
15 fifty per cent landlords who own property in such town, city or
16 borough, and (2) not less than fifty per cent tenants who reside in such
17 town, city or borough. Any such commission shall make studies and
18 investigations, conduct hearings and receive complaints relative to
19 rental charges on housing accommodations, except those
20 accommodations rented on a seasonal basis, within its jurisdiction,
21 which term shall include mobile manufactured homes and mobile
22 manufactured home park lots, in order to control and eliminate
23 excessive rental charges on such accommodations, and to carry out the
24 provisions of sections 7-148b to 7-148f, inclusive, section 47a-20 and
25 subsection (b) of section 47a-23c. The commission, for such purposes,
26 may compel the attendance of persons at hearings, issue subpoenas and
27 administer oaths, issue orders and continue, review, amend, terminate
28 or suspend any of its orders and decisions. The commission may be
29 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."