



General Assembly

Amendment

January Session, 2025

LCO No. 9318



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 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 7-148b of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2025*):

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

11 (b) Any town, city or borough may, [and any town, city or borough
12 with a population of twenty-five thousand or more, as determined by

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

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

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

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2025	7-148b