
OLR Bill Analysis

sHB 5226

AN ACT CONCERNING MOBILE MANUFACTURED HOMES AND MOBILE MANUFACTURED HOME PARKS.

SUMMARY

The bill makes a number of changes related to mobile manufactured homes and parks. It:

1. requires (a) a regional council of governments (COG) to establish a regional fair rent commission (FRC) if a mobile manufactured home park is located in any of its region's municipalities, and (b) each municipality with a mobile manufactured home park within the COG's region to join the regional FRC (§ 1);
2. requires that the Department of Consumer Protection's (DCP) regulations on the disclosure statement that mobile manufactured home park owners must give to prospective and certain renewing residents also require disclosure of periodic, usage, and penalty fees (§ 2);
3. increases, from \$10,000 to \$20,000, the maximum amount of relocation expenses an owner must pay a resident who owns a mobile manufactured home that must be removed from the park due to a change in the park's land use (this increase applies when the owner gives the resident a notice of summary process that expires on or after October 1, 2026, regardless of when it was given) (§ 3);
4. beginning January 1, 2027, requires DCP to promptly acknowledge receipt of a complaint from a resident about a suspected violation of state or local laws or regulations governing mobile manufactured homes, and give the resident (a) a summary of or website link to information about their rights and responsibilities and (b) contact information, including a website

link, for the Connecticut Manufactured Home Owners Alliance or a successor entity (§ 4); and

5. extends, from 30 to 60 days, the time before the start of a new rental agreement that an owner must give written notice of a rent increase to a resident who owns a mobile manufactured home (§ 5).

Finally, the bill makes minor, technical, and conforming changes.

EFFECTIVE DATE: October 1, 2026

REGIONAL FAIR RENT COMMISSIONS

By law, municipalities with populations of at least 15,000 must, and those with smaller population may, (1) have an FRC, (2) join with one or more contiguous municipalities in a joint FRC, or (3) join a regional FRC created by their COG (see BACKGROUND).

The bill requires (1) a COG to establish a regional FRC if a mobile manufactured home park is located in any of its region's municipalities and (2) each member municipality with a mobile manufactured home park to join the regional FRC by adopting an ordinance through its legislative body. These municipalities must do so by January 1, 2028, as is the case under existing law for municipalities that must have or join an FRC based on their population (see above).

Existing law prohibits municipalities that are required to have or join an FRC and did so before January 1, 2026, from abolishing their commission before January 1, 2028, unless the municipality joins a joint or regional FRC. Under the bill, this also applies to municipalities that must join a regional FRC due to having a mobile manufactured home park.

A COG establishing a regional FRC under the bill must (1) train the regional FRC's members on issues and laws about mobile manufactured homes and parks and (2) include as FRC members one person representing the Connecticut Manufactured Home Owners Alliance or a successor entity and one person representing the Connecticut

Manufactured Housing Association or a successor entity.

Additionally, the bill requires these COGs to allow residents of a mobile manufactured home park, based on their majority vote, to have their park (and its residents) subject to the jurisdiction of the municipality's FRC (if it has created one) instead of the regional FRC.

The bill does not require a municipality to make any changes to its role in an existing FRC. Under the bill and existing law, regional FRCs have the same powers and duties as municipal or joint FRCs. If a municipality is required to join a regional FRC under the bill and it already has a municipal FRC or is part of a joint FRC, it is not clear how these two FRCs would relate to each other and, for example, whether they could both hear the same claims.

BACKGROUND

Fair Rent Commissions

By law, FRCs are generally empowered to (1) control and eliminate excessive (harsh and unconscionable) rental charges and (2) enforce landlord-tenant statutes prohibiting landlord retaliation and establishing eviction protections for certain protected tenants. Among other things, commissions may receive rent complaints and hold hearings on them.

FRCs must consider certain factors, if applicable, when determining whether a rental charge or proposed rent increase is excessive to the point of being "harsh and unconscionable." Among others, these factors include sanitary conditions, repairs necessary to make the accommodations livable, and compliance with state and local health and safety laws. An FRC may order that an excessive rental charge or proposed increase be reduced to a fair and equitable amount, as determined by the FRC, after holding a hearing on the complaint (CGS § 7-148b et seq.).

Related Bills

sSB 332 (File 207), reported favorably by the Housing Committee, requires fair rent commissions to notify parties to a hearing of their

rights and the scope of the commission's lawful authority.

sHB 5092 (File 180), reported favorably by the Housing Committee, modifies the factors that fair rent commissions must consider when determining whether a rent increase is excessive in situations where the property was recently transferred to a new owner.

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 18 Nay 3 (03/16/2026)