



Senate

General Assembly

File No. 207

February Session, 2026

Substitute Senate Bill No. 332

Senate, March 26, 2026

The Committee on Housing reported through SEN. MARX of the 20th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING NOTICE TO PARTIES BEFORE A FAIR RENT COMMISSION.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 7-148b of the 2026 supplement to
2 the general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2026*):

4 (b) Any municipality may, and each municipality with a population
5 of fifteen thousand or more, as determined by the most recent decennial
6 census, shall, through its legislative body, adopt an ordinance that (1)
7 creates a fair rent commission, (2) establishes or joins the municipality
8 in a joint fair rent commission pursuant to subsection (d) of this section,
9 or (3) joins the municipality in a regional fair rent commission pursuant
10 to subsection (e) of this section. Any such commission shall make
11 studies and investigations, conduct hearings and receive complaints
12 relative to rental charges on housing accommodations, except those
13 accommodations rented on a seasonal basis, within its jurisdiction,
14 which term shall include mobile manufactured homes and mobile

15 manufactured home park lots, in order to control and eliminate
 16 excessive rental charges on such accommodations, and to carry out the
 17 provisions of sections 7-148b to 7-148f, inclusive, section 47a-20 and
 18 subsection (b) of section 47a-23c. The commission, for such purposes,
 19 may compel the attendance of persons at hearings, issue subpoenas and
 20 administer oaths, issue orders and continue, review, amend, terminate
 21 or suspend any of its orders and decisions. The commission may be
 22 empowered to retain legal counsel to advise it. In any hearing of the
 23 commission, such commission shall notify the parties to such hearing of
 24 their rights under such hearing and the scope of such commission's
 25 lawful authority (1) in writing before the commencement of a hearing,
 26 and (2) in an announcement at the beginning of each hearing. The
 27 Commissioner of Housing shall create a model written notice and
 28 announcement and make such models available on the Department of
 29 Housing's Internet web site. All hearings conducted pursuant to this
 30 section shall be open to the public.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	7-148b(b)

Statement of Legislative Commissioners:

The new language was moved for consistency with standard drafting conventions.

HSG *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
Various Municipalities	Potential Cost	Minimal	Minimal

Explanation

The bill requires fair rent commissions to notify parties of certain rights. This may result in a potential minimal cost to municipalities beginning in FY 27 for additional printing and postage costs.

The bill additionally requires the Department of Housing to create and post online a model notice, which can be done without cost.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of notices.

OLR Bill Analysis**SB 332*****AN ACT CONCERNING NOTICE TO PARTIES BEFORE A FAIR RENT COMMISSION.*****SUMMARY**

This bill requires fair rent commissions (FRCs) to notify parties to an FRC hearing of their rights in the hearing and the scope of the FRC's lawful authority. An FRC must do so in (1) writing before the hearing starts and (2) an announcement at the beginning of each FRC hearing.

The bill requires the housing commissioner to create the model written notice and announcement and post them on the department's website.

EFFECTIVE DATE: October 1, 2026

BACKGROUND***FRCs***

FRCs are 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, FRCs may receive rent complaints and hold hearings on them (CGS § 7-148b et seq.).

Related Bills

sHB 5092, 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

Housing Committee

Joint Favorable

Yea 12 Nay 7 (03/10/2026)