

# OFFICE OF FISCAL ANALYSIS

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sHB-5092

AN ACT PROTECTING RENTERS FROM RENT INCREASES UPON  
THE TRANSFER OF RESIDENTIAL PROPERTY.

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## ***OFA Fiscal Note***

***State Impact:*** None

***Municipal Impact:***

<b>Municipalities</b>	<b>Effect</b>	<b>FY 27 \$</b>	<b>FY 28 \$</b>
Various Municipalities	Precludes Grand List Growth	None	Potential

## ***Explanation***

The bill may preclude grand list growth in various municipalities beginning in FY 28 by limiting certain rental increases.<sup>1</sup> This may limit an increase in value for rental properties that are valued using the income capitalization method.

## ***The Out Years***

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

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<sup>1</sup> The bill only impacts municipalities with a fair rent commission as it expands the factors that a fair rent commission must consider when determining if a proposed rent increase is excessive. Municipalities that do not have a fair rent commission will not have an impact.