



General Assembly

January Session, 2013

Committee Bill No. 5970

LCO No. 3936



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE POWER OF MUNICIPAL FAIR RENT COMMISSIONS.

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

1 Section 1. Section 7-148b of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

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

9 [(a)] (b) Except as provided in subsection (c) of this section, any
10 town, city or borough may, through its legislative body, create a fair
11 rent commission to make studies and investigations, conduct hearings
12 and receive complaints relative to rental charges on housing
13 accommodations, except those accommodations rented on a seasonal
14 basis, within its jurisdiction, which term shall include mobile
15 manufactured homes and mobile manufactured home park lots, in

16 order to control and eliminate excessive rental charges on such
17 accommodations, and to carry out the provisions of sections 7-148b to
18 7-148f, inclusive, section 47a-20 and subsection (b) of section 47a-23c.
19 The commission, for such purposes, may compel the attendance of
20 persons at hearings, issue subpoenas and administer oaths, issue
21 orders and continue, review, amend, terminate or suspend any of its
22 orders and decisions. The commission may be empowered to retain
23 legal counsel to advise it.

24 [(b) For purposes of subsection (a) of this section, "seasonal basis"
25 means housing accommodations rented for a period or periods
26 aggregating not more than one hundred twenty days in any one
27 calendar year.]

28 (c) Any town, city or borough in which the number of renter-
29 occupied dwelling units is greater than five thousand, as determined
30 by the most recent decennial census, and which does not have a fair
31 rent commission on October 1, 1989, shall, on or before June 1, 1990,
32 conduct a public hearing or public hearings and decide by majority
33 vote of its legislative body whether to create a fair rent commission as
34 provided in subsection (a) of this section. Any such town, city or
35 borough which fails to act pursuant to the requirements of this
36 subsection shall, not later than June 1, 1991, create such fair rent
37 commission.

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

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2013	7-148b

Statement of Purpose:

To clarify the scope of authority for municipal fair rent commissions.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: REP. ORANGE, 48th Dist.

H.B. 5970