AN ACT CONCERNING RENT STABILIZATION.

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

Section 1. (NEW) (Effective October 1, 2023) (a) For purposes of this section, the term "consumer price index" refers to the twelve-month average change in the consumer price index for all urban consumers in the northeast region as published by the Bureau of Labor Statistics of the United States Department of Labor in October of each calendar year.

(b) During any tenancy other than week-to-week, a landlord shall not increase the rent (1) during the first year after the tenancy begins, (2) at any time after the first year of the tenancy without giving the tenant written notice of such increase not less than ninety days prior to the effective date of the rent increase, (3) during any twelve-month period in an amount greater than four per cent plus the consumer price index above the existing rent as calculated under subsection (c) of this section, or (4) during any public health emergency declared pursuant to section 19a-131a of the general statutes and for a period of one year following the expiration of such emergency.
(c) Not later than November first of each year, the Commissioner of Housing shall calculate the maximum annual rent increase percentage allowed by subsection (b) of this section and post such maximum annual rent increase percentage on the Department of Housing's Internet web site.

(d) A landlord shall not be subject to subdivision (3) of subsection (b) of this section if (1) the first certificate of occupancy for the dwelling unit was issued less than fifteen years from the date of the notice of the rent increase, (2) the landlord is charging reduced rent to the tenant as part of a federal, state or local program or subsidy, or (3) the Commissioner of Housing has not calculated and posted the maximum annual rent increase percentage required under subsection (c) of this section.

(e) Any landlord who increases rent in violation of subsection (b) of this section shall be liable to the tenant in an amount equal to three months' rent plus any actual damages suffered by the tenant.

Sec. 2. Section 47a-1 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2023):

As used in this chapter, section 1 of this act, and sections 47a-21, 47a-23 to 47a-23c, inclusive, 47a-26a to 47a-26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46 and section 47a-7b:

(a) "Action" includes recoupment, counterclaim, set-off, cause of action and any other proceeding in which rights are determined, including an action for possession.

(b) "Building and housing codes" include any law, ordinance or governmental regulation concerning fitness for habitation or the construction, maintenance, operation, occupancy, use or appearance of any premises or dwelling unit.

(c) "Dwelling unit" means any house or building, or portion thereof, which is occupied, is designed to be occupied, or is rented, leased or hired out to be occupied, as a home or residence of one or more persons.
(d) "Landlord" means the owner, lessor or sublessor of the dwelling unit, the building of which it is a part or the premises.

(e) "Owner" means one or more persons, jointly or severally, in whom is vested (1) all or part of the legal title to property, or (2) all or part of the beneficial ownership and a right to present use and enjoyment of the premises and includes a mortgagee in possession.

(f) "Person" means an individual, corporation, limited liability company, the state or any political subdivision thereof, or agency, business trust, estate, trust, partnership or association, two or more persons having a joint or common interest, and any other legal or commercial entity.

(g) "Premises" means a dwelling unit and the structure of which it is a part and facilities and appurtenances therein and grounds, areas and facilities held out for the use of tenants generally or whose use is promised to the tenant.

(h) "Rent" means all periodic payments to be made to the landlord under the rental agreement.

(i) "Rental agreement" means all agreements, written or oral, and valid rules and regulations adopted under section 47a-9 or subsection (d) of section 21-70 embodying the terms and conditions concerning the use and occupancy of a dwelling unit or premises.

(j) "Roomer" means a person occupying a dwelling unit, which unit does not include a refrigerator, stove, kitchen sink, toilet and shower or bathtub and one or more of these facilities are used in common by other occupants in the structure.

(k) "Single-family residence" means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit or has a common parking facility, it is a single-family residence if it has direct access to a street or thoroughfare and does not share heating facilities, hot water equipment
or any other essential facility or service with any other dwelling unit.

(l) "Tenant" means the lessee, sublessee or person entitled under a rental agreement to occupy a dwelling unit or premises to the exclusion of others or as is otherwise defined by law.

(m) "Tenement house" means any house or building, or portion thereof, which is rented, leased or hired out to be occupied, or is arranged or designed to be occupied, or is occupied, as the home or residence of three or more families, living independently of each other, and doing their cooking upon the premises, and having a common right in the halls, stairways or yards.

This act shall take effect as follows and shall amend the following sections:

<table>
<thead>
<tr>
<th>Section</th>
<th>Effect Date</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>October 1, 2023</td>
<td>New section</td>
</tr>
<tr>
<td>2</td>
<td>October 1, 2023</td>
<td>47a-1</td>
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</tbody>
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**Statement of Purpose:**
To prohibit a landlord from increasing rent during the first year of a tenancy and during a public health emergency or by more than a certain calculated amount on an annual basis, and to require a landlord provide written notice to a tenant not less than ninety days prior to increasing the rent.

[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.]