



General Assembly

January Session, 2023

***Raised Bill No. 6589***

LCO No. 3615



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING RENT STABILIZATION IN MOBILE  
MANUFACTURED HOME PARKS.***

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

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

6 (b) No owner shall increase the rent of a dwelling unit (1) in an  
7 amount greater than four per cent plus the consumer price index above  
8 the existing rent during any twelve-month period as calculated under  
9 subsection (c) of this section, or (2) during any public health emergency  
10 declared pursuant to section 19a-131a of the general statutes and for a  
11 period of one year following the expiration of such emergency.

12 (c) Not later than November first of each year, the Commissioner of  
13 Consumer Protection shall calculate the maximum annual rent increase  
14 percentage allowed by subsection (b) of this section and post such  
15 maximum annual rent increase percentage on the Department of

16 Consumer Protections' Internet web site.

17 (d) An owner shall not be subject to subdivision (3) of subsection (b)  
18 of this section if (1) the first certificate of occupancy for the dwelling unit  
19 was issued less than fifteen years from the date of the notice of the rent  
20 increase, (2) the owner is charging reduced rent to the resident as part  
21 of a federal, state or local program or subsidy, or (3) the Commissioner  
22 of Consumer Protection has not calculated and posted the maximum  
23 annual rent increase percentage required under subsection (c) of this  
24 section.

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

28 Sec. 2. Section 21-64 of the general statutes is repealed and the  
29 following is substituted in lieu thereof (*Effective October 1, 2023*):

30 As used in this chapter, and in section 1 of this act:

31 (1) "Mobile manufactured home" means a detached residential unit  
32 having three-dimensional components which are intrinsically mobile  
33 with or without a wheeled chassis or a detached residential unit built on  
34 or after June 15, 1976, in accordance with federal manufactured home  
35 construction and safety standards, and, in either case, containing  
36 sleeping accommodations, a flush toilet, tub or shower bath, kitchen  
37 facilities and plumbing and electrical connections for attachment to  
38 outside systems, and designed for long-term occupancy and to be  
39 placed on rigid supports at the site where it is to be occupied as a  
40 residence, complete and ready for occupancy, except for minor and  
41 incidental unpacking and assembly operations and connection to  
42 utilities systems;

43 (2) "Mobile manufactured home park" or "park" means a plot of  
44 ground upon which two or more mobile manufactured homes, occupied  
45 for residential purposes are located;

46 (3) "Mobile manufactured home space or lot" means a plot of ground  
47 within a mobile manufactured home park designed for the  
48 accommodation of one mobile manufactured home;

49 (4) "Licensee" means any person licensed to operate and maintain a  
50 mobile manufactured home park under the provisions of this chapter;

51 (5) "Resident" means a person who owns, or rents and occupies, a  
52 mobile manufactured home in a mobile manufactured home park;

53 (6) "Department" means the Department of Consumer Protection;

54 (7) "Owner" means a licensee or permittee or any person who owns,  
55 operates or maintains a mobile manufactured home park;

56 (8) "Dwelling unit" means a mobile manufactured home;

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

62 (10) "Premises" means a dwelling unit and facilities and  
63 appurtenances therein and grounds, areas and facilities held out for the  
64 use of residents generally or whose use is promised to the resident;

65 (11) "Rent" means all periodic payments to be made to the owner  
66 under the rental agreement;

67 (12) "Rental agreement" means all agreements, written or oral, and  
68 valid rules and regulations adopted under subsection (d) of section 21-  
69 70, embodying the terms and conditions concerning the use and  
70 occupancy of a dwelling unit or premises.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	October 1, 2023	New section
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Sec. 2	October 1, 2023	21-64
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**Statement of Purpose:**

To prohibit an owner of any mobile manufactured home park from increasing rent by more than four per cent plus the consumer price index on an annual basis or during a declared public health emergency and one year following the expiration of such emergency.

*[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.]*