



General Assembly

January Session, 2023

Raised Bill No. 1113

LCO No. 4070



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:
(INS)

AN ACT CONCERNING 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 Section 7-148b of the general statutes is repealed and the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, 2023*):

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

9 (b) Any town, city or borough may, and any town, city or borough
10 with a population of [twenty-five] five thousand or more, as determined
11 by the most recent decennial census, shall, through its legislative body,
12 adopt an ordinance that creates a fair rent commission. Any such
13 commission shall make studies and investigations, conduct hearings
14 and receive complaints relative to rental charges on housing
15 accommodations, except those accommodations rented on a seasonal

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

26 (c) Any town, city or borough required to create a fair rent
27 commission pursuant to subsection (b) of this section shall adopt an
28 ordinance creating such commission on or before July 1, [2023] 2024. Not
29 later than thirty days after the adoption of such ordinance, the chief
30 executive officer of such town, city or borough shall (1) notify the
31 Commissioner of Housing that such commission has been created, and
32 (2) transmit a copy of the ordinance adopted by the town, city or
33 borough to the commissioner.

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

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	7-148b

Statement of Purpose:

To require towns, cities or boroughs with a population of at least five thousand to create 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.]