
OLR Bill Analysis

sSB 1264

AN ACT REQUIRING A NOTIFICATION OF RIGHTS TO PARTIES BEFORE A FAIR RENT COMMISSION.

SUMMARY

This bill requires fair rent commissions (FRCs) to notify parties to an FRC proceeding of their rights in the proceeding and the scope of the FRC's lawful authority. An FRC must do so in (1) an announcement at the beginning of each FRC hearing and (2) writing (the bill does not specify when in the proceeding the written notice is required).

The bill requires the housing commissioner to create the model written notice and announcement and post them on the department's website.

EFFECTIVE DATE: July 1, 2025

BACKGROUND

FRCs

FRCs are empowered to (1) control and eliminate excessive (i.e. harsh and unconscionable) rental charges and (2) enforce landlord-tenant statutes prohibiting landlord retaliation and establishing eviction protections for certain protected tenants. Among other things, FRCs may receive rent complaints and hold hearings on them (CGS § 7-148b et seq.).

Related Bills

sSB 12 (§ 6), favorably reported by the Housing Committee, requires every municipality to either establish an FRC itself or jointly with another municipality or join a regional FRC administered by a council of governments.

sSB 1266 (File 72), reported favorably by the Housing Committee, (1) requires municipalities with an FRC to post on their website a copy of

the commission's adopted bylaws and (2) specifies that FRC hearings must be open to the public.

HB 6892, reported favorably by the Housing Committee, modifies the factors that fair rent commissions must consider when determining whether a rental charge or proposed rent increase is excessive (to include consideration of the percentage in rent increase for an accommodation that changed ownership within the last year).

sHB 6943 (§ 3), reported favorably by the Housing Committee, requires a landlord's rent increase notice to include a statement that the tenant has the right to file a complaint with the FRC to dispute the increase if the dwelling unit is located in a municipality with a commission.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 18 Nay 0 (03/06/2025)