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## **OLR Bill Analysis**

### **sHB 5205**

#### ***AN ACT CONCERNING FAIR RENT COMMISSIONS.***

#### **SUMMARY**

This bill requires all municipalities with a population of 25,000 or more to establish a fair rent commission (see BACKGROUND). (It does not specify a date by which these municipalities must do so.) Under the bill, municipalities' populations are determined by the U.S. Census Bureau's most recent decennial census (i.e., 2020).

The bill allows two or more municipalities, each with populations under 25,000, to create joint fair rent commissions through their legislative bodies.

It also eliminates a current provision that required certain municipalities to hold a public hearing on or before June 1, 1990, and decide by a majority vote of the municipal legislative body whether to create a fair rent commission. It applied to municipalities that had more than 5,000 renter-occupied dwelling units based on the 1980 decennial census but did not have a fair rent commission on October 1, 1989. Those municipalities that failed to do so were required to create a fair rent commission by June 1, 1991.

Finally, the bill makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2022

#### **BACKGROUND**

##### ***Fair Rent Commissions***

Current law allows the legislative body of any town, city, or borough (or certain combinations thereof) to create a fair rent commission in order to (1) control and eliminate excessive rental charges and (2) carry out certain landlord-tenant statutes. Specifically, commissions have the power to:

1. conduct studies or investigations;
2. hold hearings;
3. receive rent complaints;
4. require people to appear at hearings;
5. issue subpoenas and administer oaths; and
6. issue, continue, review, amend, terminate, or suspend its orders and decisions.

**COMMITTEE ACTION**

Housing Committee

Joint Favorable Substitute

Yea 11 Nay 4 (03/10/2022)