
OLR Bill Analysis

sHB 5205 (as amended by House "A")*

AN ACT CONCERNING FAIR RENT COMMISSIONS.

SUMMARY

This bill requires all municipalities with a population of 25,000 or more to adopt an ordinance creating a fair rent commission (see BACKGROUND). They must do so through their legislative bodies by July 1, 2023. It also requires the chief executive officers of these municipalities, within 30 days after an ordinance is adopted, to (1) notify the Department of Housing (DOH) commissioner and (2) give her a copy of the ordinance. 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 an obsolete 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. This provision 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.

*House Amendment "A" (1) establishes a deadline by which certain municipalities must create a fair rent commission and specifies that this must be done by ordinance and (2) requires them to notify DOH when they become compliant and provide the commissioner with a copy of the ordinance.

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 their orders and decisions.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 11 Nay 4 (03/10/2022)