

OFFICE OF LEGISLATIVE RESEARCH  
PUBLIC ACT SUMMARY



**PA 22-30**—sHB 5205

*Housing Committee*

*Appropriations Committee*

**AN ACT CONCERNING FAIR RENT COMMISSIONS**

**SUMMARY:** This act requires municipalities (i.e., towns, cities, and boroughs) with populations of at least 25,000, based on the most recent decennial census, to have a fair rent commission (see BACKGROUND). Prior law generally authorized all municipalities, regardless of their size, to create a commission. Under the act, the legislative body of an affected municipality must adopt an ordinance creating a commission by July 1, 2023. Within 30 days after doing so, the chief executive officers of these municipalities must (1) notify the Department of Housing commissioner and (2) send her a copy of the ordinance.

Under the act, two or more municipalities authorized but not required to create a fair rent commission may establish joint commissions through their legislative bodies. Under prior law, this authorization applied to all municipalities, except for those required to create a fair rent commission by June 1, 1991 (i.e., municipalities with more than 5,000 renter-occupied units that (1) did not have a fair rent commission on October 1, 1989, and (2) failed to hold a vote of their legislative body on creating a commission). The act eliminates this obsolete provision.

EFFECTIVE DATE: October 1, 2022

**BACKGROUND**

*Fair Rent Commission Powers*

By law, fair rent commissions may (1) control and eliminate excessive rental charges and (2) carry out certain landlord-tenant statutes. Specifically, commissions have the power to conduct studies and investigations; hold hearings; receive rent complaints; require people to appear at hearings; issue subpoenas and administer oaths; and issue, continue, review, amend, terminate, or suspend orders and decisions.