



General Assembly

February Session, 2022

***Raised Bill No. 5205***

LCO No. 1665



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***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 Section 7-148b of the general statutes is repealed and the  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, 2022*):

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) [Except as provided in subsection (c) of this section, any] Any  
10 town, city or borough may, and any town, city or borough with a  
11 population of fourteen thousand or more, as determined by the most  
12 recent decennial census, shall, through its legislative body, create a fair  
13 rent commission. [to] Any such commission shall make studies and  
14 investigations, conduct hearings and receive complaints relative to  
15 rental charges on housing accommodations, except those

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

26 [(c) Any town, city or borough in which the number of renter-  
27 occupied dwelling units is greater than five thousand, as determined by  
28 the most recent decennial census, and which does not have a fair rent  
29 commission on October 1, 1989, shall, on or before June 1, 1990, conduct  
30 a public hearing or public hearings and decide by majority vote of its  
31 legislative body whether to create a fair rent commission as provided in  
32 subsection (a) of this section. Any such town, city or borough which fails  
33 to act pursuant to the requirements of this subsection shall, not later  
34 than June 1, 1991, create such fair rent commission.]

35 [(d)] (c) Any two or more towns, cities or boroughs not subject to the  
36 requirements of subsection [(c)] (b) of this section may, through their  
37 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, 2022</i>	7-148b

**Statement of Purpose:**

To require towns, cities or boroughs of at least fourteen thousand persons 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.]*