



General Assembly

Substitute Bill No. 5205

February Session, 2022



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 Section 7-148b of the general statutes is repealed and the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 twenty-five 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

HSG *Joint Favorable Subst.*