



General Assembly

**Amendment**

**February Session, 2022**

LCO No. **6350**



Offered by:  
SEN. SAMPSON, 16<sup>th</sup> Dist.

To: Subst. House Bill No. **5205**      File No. 586      Cal. No. 431

(As Amended by House Amendment Schedule "A" )

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

1      After the last section, add the following and renumber sections and  
2      internal references accordingly:

3      "Sec. 501. Section 7-148c of the general statutes is repealed and the  
4      following is substituted in lieu thereof (*Effective October 1, 2022*):

5      In determining whether a rental charge or a proposed increase in a  
6      rental charge is so excessive, with due regard to all the circumstances,  
7      as to be harsh and unconscionable, a fair rent commission shall consider  
8      such of the following circumstances as are applicable to the type of  
9      accommodation: (1) The rents charged for the same number of rooms in  
10     other housing accommodations in the same and in other areas of the  
11     municipality; (2) the sanitary conditions existing in the housing  
12     accommodations in question; (3) the number of bathtubs or showers,  
13     flush water closets, kitchen sinks and lavatory basins available to the  
14     occupants thereof; (4) services, furniture, furnishings and equipment

15 supplied therein; (5) the size and number of bedrooms contained  
 16 therein; (6) repairs necessary to make such accommodations reasonably  
 17 livable for the occupants accommodated therein; (7) the amount of taxes  
 18 and overhead expenses, including debt service, thereof; (8) whether the  
 19 accommodations are in compliance with the ordinances of the  
 20 municipality and the general statutes relating to health and safety; (9)  
 21 [the income of the petitioner and the availability of accommodations;  
 22 (10)] the availability of utilities; [(11)] (10) damages done to the premises  
 23 by the tenant, caused by other than ordinary wear and tear; [(12)] (11)  
 24 the amount and frequency of increases in rental charges; [(13)] and (12)  
 25 whether, and the extent to which, the income from an increase in rental  
 26 charges has been or will be reinvested in improvements to the  
 27 accommodations. "

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2022	7-148c