



General Assembly

January Session, 2023

***Raised Bill No. 6588***

LCO No. 3611



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING RENT STABILIZATION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2023*) (a) For purposes of this  
2 section, the term "consumer price index" refers to the twelve-month  
3 average change in the consumer price index for all urban consumers in  
4 the northeast region as published by the Bureau of Labor Statistics of the  
5 United States Department of Labor in October of each calendar year.

6 (b) During any tenancy other than week-to-week, a landlord shall not  
7 increase the rent (1) during the first year after the tenancy begins, (2) at  
8 any time after the first year of the tenancy without giving the tenant  
9 written notice of such increase not less than ninety days prior to the  
10 effective date of the rent increase, (3) during any twelve-month period  
11 in an amount greater than four per cent plus the consumer price index  
12 above the existing rent as calculated under subsection (c) of this section,  
13 or (4) during any public health emergency declared pursuant to section  
14 19a-131a of the general statutes and for a period of one year following  
15 the expiration of such emergency.

16 (c) Not later than November first of each year, the Commissioner of  
17 Housing shall calculate the maximum annual rent increase percentage  
18 allowed by subsection (b) of this section and post such maximum annual  
19 rent increase percentage on the Department of Housing's Internet web  
20 site.

21 (d) A landlord shall not be subject to subdivision (3) of subsection (b)  
22 of this section if (1) the first certificate of occupancy for the dwelling unit  
23 was issued less than fifteen years from the date of the notice of the rent  
24 increase, (2) the landlord is charging reduced rent to the tenant as part  
25 of a federal, state or local program or subsidy, or (3) the Commissioner  
26 of Housing has not calculated and posted the maximum annual rent  
27 increase percentage required under subsection (c) of this section.

28 (e) Any landlord who increases rent in violation of subsection (b) of  
29 this section shall be liable to the tenant in an amount equal to three  
30 months' rent plus any actual damages suffered by the tenant.

31 Sec. 2. Section 47a-1 of the general statutes is repealed and the  
32 following is substituted in lieu thereof (*Effective October 1, 2023*):

33 As used in this chapter, section 1 of this act, and sections 47a-21, 47a-  
34 23 to 47a-23c, inclusive, 47a-26a to 47a-26g, inclusive, 47a-35 to 47a-35b,  
35 inclusive, 47a-41a, 47a-43 and 47a-46 and section 47a-7b:

36 (a) "Action" includes recoupment, counterclaim, set-off, cause of  
37 action and any other proceeding in which rights are determined,  
38 including an action for possession.

39 (b) "Building and housing codes" include any law, ordinance or  
40 governmental regulation concerning fitness for habitation or the  
41 construction, maintenance, operation, occupancy, use or appearance of  
42 any premises or dwelling unit.

43 (c) "Dwelling unit" means any house or building, or portion thereof,  
44 which is occupied, is designed to be occupied, or is rented, leased or  
45 hired out to be occupied, as a home or residence of one or more persons.

46 (d) "Landlord" means the owner, lessor or sublessor of the dwelling  
47 unit, the building of which it is a part or the premises.

48 (e) "Owner" means one or more persons, jointly or severally, in whom  
49 is vested (1) all or part of the legal title to property, or (2) all or part of  
50 the beneficial ownership and a right to present use and enjoyment of the  
51 premises and includes a mortgagee in possession.

52 (f) "Person" means an individual, corporation, limited liability  
53 company, the state or any political subdivision thereof, or agency,  
54 business trust, estate, trust, partnership or association, two or more  
55 persons having a joint or common interest, and any other legal or  
56 commercial entity.

57 (g) "Premises" means a dwelling unit and the structure of which it is  
58 a part and facilities and appurtenances therein and grounds, areas and  
59 facilities held out for the use of tenants generally or whose use is  
60 promised to the tenant.

61 (h) "Rent" means all periodic payments to be made to the landlord  
62 under the rental agreement.

63 (i) "Rental agreement" means all agreements, written or oral, and  
64 valid rules and regulations adopted under section 47a-9 or subsection  
65 (d) of section 21-70 embodying the terms and conditions concerning the  
66 use and occupancy of a dwelling unit or premises.

67 (j) "Roomer" means a person occupying a dwelling unit, which unit  
68 does not include a refrigerator, stove, kitchen sink, toilet and shower or  
69 bathtub and one or more of these facilities are used in common by other  
70 occupants in the structure.

71 (k) "Single-family residence" means a structure maintained and used  
72 as a single dwelling unit. Notwithstanding that a dwelling unit shares  
73 one or more walls with another dwelling unit or has a common parking  
74 facility, it is a single-family residence if it has direct access to a street or  
75 thoroughfare and does not share heating facilities, hot water equipment

76 or any other essential facility or service with any other dwelling unit.

77 (l) "Tenant" means the lessee, sublessee or person entitled under a  
78 rental agreement to occupy a dwelling unit or premises to the exclusion  
79 of others or as is otherwise defined by law.

80 (m) "Tenement house" means any house or building, or portion  
81 thereof, which is rented, leased or hired out to be occupied, or is  
82 arranged or designed to be occupied, or is occupied, as the home or  
83 residence of three or more families, living independently of each other,  
84 and doing their cooking upon the premises, and having a common right  
85 in the halls, stairways or yards.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	New section
Sec. 2	October 1, 2023	47a-1

**Statement of Purpose:**

To prohibit a landlord from increasing rent during the first year of a tenancy and during a public health emergency or by more than a certain calculated amount on an annual basis, and to require a landlord provide written notice to a tenant not less than ninety days prior to increasing the rent.

*[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.]*