

OFFICE OF LEGISLATIVE RESEARCH
PUBLIC ACT SUMMARY



PA 25-121—sSB 1266

Housing Committee

**AN ACT REQUIRING THE POSTING OF FAIR RENT COMMISSION
BYLAWS AND THAT THE HEARINGS OF SUCH COMMISSIONS BE
OPEN TO THE PUBLIC**

SUMMARY: This act requires any municipality (i.e. town, city, or borough) that creates a fair rent commission (FRC) to post on its website a publicly accessible copy of the FRC’s adopted bylaws.

The act also specifies that FRC hearings must be open to the public. By law, FRCs, like other local public agencies, are subject to the Freedom of Information Act (FOIA). Except for executive sessions, FOIA generally requires “meetings” (which are defined to include hearings) to be open to the public (CGS §§ 1-200 & 1-225).

EFFECTIVE DATE: July 1, 2025

BACKGROUND

Fair Rent Commissions

The law requires municipalities with populations of 25,000 or more (and authorizes others) to establish fair rent commissions to (1) control and eliminate excessive (i.e. harsh and unconscionable) rental charges and (2) enforce landlord-tenant statutes prohibiting landlord retaliation and establishing eviction protections for certain tenants (CGS § 7-148b et seq.).

Related Act

PA 25-49, § 28 (VETOED), would have required municipalities with a population of 15,000 or more, by January 1, 2028, to create a fair rent commission or join a joint or regional commission. It also would have allowed (1) two or more contiguous municipalities to form a joint commission and (2) a council of governments to establish a regional commission.