

Housing Committee

JOINT FAVORABLE REPORT

Bill No: SB-332 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT CONCERNING NOTICE TO PARTIES BEFORE A FAIR RENT

Title: COMMISSION.

Vote Date: 3/10/2026

Vote Action: Joint Favorable

PH Date: 3/3/2026

File No.:

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

This bill would require fair rent commissions to notify parties of their rights and the scope of the commission's authority. The committee hopes that the bill will help improve transparency, fairness, and uniformity in the fair rent commission procedural process.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

NATURE AND SOURCES OF SUPPORT:

SRO, Rob Sampson, State Senator submitted testimony in support of the bill. He believes it will strengthen transparency, procedural fairness, and public confidence in fair rent commission proceedings. He states that many individuals who appear before fair rent commissions do not know their rights, are self-represented, or unfamiliar with the process. He notes the bill does not expand the authority of the fair rent commission and directs the Commissioner of Housing to develop a model written notice and announcement to promote uniformity across municipalities. He urges the committee to support the bill.

HBRA, Jim Perras, CEO submitted testimony in support of the bill. He states that HBRA supports targeted, procedural improvements to statutes governing fair rent commissions. He believes the bill promotes transparency, reduces disputes, and expands access to housing options for tenants.

These individuals submitted similar testimony in support of the bill. They believe the legislation is a practical and important improvement that promotes transparency:

Connecticut Apartment Association, Krystal, Asst. Property Manager
Morgan Miller, volunteer

Connecticut Apartment Association, Jeff Ferony, Property Operations supports the proposed legislation. He states that as fair rent commissions continue to expand, the procedures must be transparent. He believes this legislation helps promote that transparency.

Connecticut Apartment Association (CTAA), Lauren Tagliatela, Member submitted testimony in support of the bill. She believes that the bill's requirement for a notice will improve transparency and assist landlords better prepare their legal arguments.

Michael Clinton, Attorney supports the bill, stating it is a common-sense piece of legislation that is designed to inform the public of their rights and the proceedings excised by fair rent commissions.

The following submitted testimony in general support of the bill:

Janet Dahlberg

Marcella Kurowski

Mike Santangelo

Anonymous

Anonymous

Anonymous

NATURE AND SOURCES OF OPPOSITION:

Connecticut Legal Services, Raphael Podolsky, Attorney and Policy Advocate submitted testimony in opposition to the bill. He states that the bill is unnecessary as participants are routinely told their rights. He believes that the inclusion of the requirement that the announcement includes "the scope of such commission's lawful authority" will become a trap, as the scope of the commissions power is broad and diverse and will vary based on the facts of the case. He states that by attempting to articulate the scope of power briefly, it could generate issues and could become excuses for appeals.

These individuals submitted joint testimony in opposition to the bill. They state that fair rent commissions already provide notices to parties of their rights and the procedures of the commission. They do not think there is a need to mandate additional notices:

Connecticut Fair Housing Center, Chelsea Connery, Attorney

Connecticut Fair Housing Center, Sarah White, Attorney

Reported by: Pamela Bianca
Michael Flynn

Date: 3/24/2026