



General Assembly

February Session, 2026

Raised Bill No. 334

LCO No. 2002



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE COMPOSITION OF 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 2026 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2026*):

4 (a) For purposes of this section and sections 7-148c to 7-148f,
5 inclusive, "seasonal basis" means housing accommodations rented for a
6 period or periods aggregating not more than one hundred twenty days
7 in any one calendar year, "rental charge" includes any fee or charge in
8 addition to rent that is imposed or sought to be imposed upon a tenant
9 by a landlord, and "municipality" means a town, city or consolidated
10 town and city.

11 (b) Any municipality may, and each municipality with a population
12 of fifteen thousand or more, as determined by the most recent decennial
13 census, shall, through its legislative body, adopt an ordinance that (1)
14 creates a fair rent commission, (2) establishes or joins the municipality
15 in a joint fair rent commission pursuant to subsection (d) of this section,

16 or (3) joins the municipality in a regional fair rent commission pursuant
17 to subsection (e) of this section. Any such commission shall make
18 studies and investigations, conduct hearings and receive complaints
19 relative to rental charges on housing accommodations, except those
20 accommodations rented on a seasonal basis, within its jurisdiction,
21 which term shall include mobile manufactured homes and mobile
22 manufactured home park lots, in order to control and eliminate
23 excessive rental charges on such accommodations, and to carry out the
24 provisions of sections 7-148b to 7-148f, inclusive, section 47a-20 and
25 subsection (b) of section 47a-23c. The commission, for such purposes,
26 may compel the attendance of persons at hearings, issue subpoenas and
27 administer oaths, issue orders and continue, review, amend, terminate
28 or suspend any of its orders and decisions. The commission may be
29 empowered to retain legal counsel to advise it. All hearings conducted
30 pursuant to this section shall be open to the public.

31 (c) Any municipality required to create a fair rent commission
32 pursuant to subsection (b) of this section shall adopt an ordinance
33 creating a fair rent commission, or joining a joint fair rent commission
34 or regional fair rent commission, on or before January 1, 2028. No
35 municipality required to create a fair rent commission pursuant to
36 subsection (b) of this section that has created a fair rent commission
37 prior to January 1, 2026, shall abolish such commission before January
38 1, 2028, unless such municipality joins a joint fair rent commission or
39 regional fair rent commission pursuant to this section. Not later than
40 thirty days after the adoption of such ordinance, the chief executive
41 officer of such municipality shall (1) notify the Commissioner of
42 Housing that such commission has been created or joined by such
43 municipality, and (2) transmit a copy of the ordinance adopted by the
44 municipality to the commissioner.

45 (d) Two or more contiguous municipalities may, by concurrent
46 ordinances adopted by their legislative bodies, establish a joint fair rent
47 commission. Any municipality that is contiguous to a municipality that
48 is a member of an existing joint fair rent commission may become a

49 member of such joint fair rent commission upon the adoption of an
50 ordinance by such municipality's legislative body. Any municipality
51 that is a member of a joint fair rent commission may, by vote of its
52 legislative body, elect to withdraw from such commission, provided
53 such withdrawing municipality creates its own fair rent commission or
54 joins another joint fair rent commission or regional fair rent commission
55 in compliance with the requirements of this section.

56 (e) A regional council of governments formed pursuant to section 4-
57 124j may establish a regional fair rent commission. Any municipality
58 that is a member of such council may join such regional fair rent
59 commission upon the adoption of an ordinance by such municipality's
60 legislative body. Any regional fair rent commission shall prescribe a
61 form and manner in which complaints to such commission shall be
62 made.

63 (f) Upon the request of a party to a matter pending before a regional
64 fair rent commission, a meeting or a portion of a meeting during which
65 the participation of such party is required shall be conducted by means
66 of electronic equipment, as defined in section 1-200, in conjunction with
67 an in-person meeting of such commission.

68 (g) Except as otherwise provided by law, a regional fair rent
69 commission shall not be liable for damages to person or property caused
70 by: (A) Acts or omissions of any employee, officer or agent which
71 constitute criminal conduct, fraud, actual malice or wilful misconduct;
72 or (B) negligent acts or omissions which require the exercise of judgment
73 or discretion as an official function of the authority expressly or
74 impliedly granted by law.

75 (h) Any municipality that creates a fair rent commission pursuant to
76 this section shall make any bylaws adopted by such fair rent
77 commission publicly available on the Internet web site of such
78 municipality.

79 (i) On and after January 1, 2027, any municipal, joint or regional fair

80 rent commission established pursuant to this section shall consist of fifty
81 per cent landlords who own residential property within its jurisdiction
82 and fifty per cent individuals who are tenants of residential property
83 within its jurisdiction.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2026</i>	7-148b
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Statement of Purpose:

To require that fair rent commissions consist of an equal number of landlords and residential tenants.

[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.]