

An Ordinance Establishing the; “Town of Clinton Fair Rent Commission”

The Town of Clinton hereby creates a “Fair Rent Commission” with full powers and authority as set forth in CGS sec. 7-148b.

Sec. 1: Membership

The Commission shall be composed of five (5) members appointed by the Board of Selectman serving terms of four (4) years. Members shall be electors of the Town with not more than three (3) at any time being of the same political party.

Members of the Commission will serve without compensation but shall be reimbursed by action of the Board of Selectman, for reasonable expenses occurred.

At its' first meeting the Commission shall elect a Chairman and Vice-Chairman. The Commission shall also select a clerk for the purpose of filing agendas, minutes and distributing correspondence.

Sec. 2. Powers CGS sec. 7-148b and CGS sec. 47a-20

The Commission may in order to control excessive rental charges; conduct studies and investigations, hold hearings, receive complaints, require people to appear at hearings under oath, issue subpoenas and issue orders regarding rent increases.

The Commission is also authorized to carry out the provisions of the Landlord/Tenant statute (47a-20). Prohibiting retaliation for tenants filing complaints in good faith to; bring a dwelling into compliance with state and local laws, requesting reasonable repairs and requiring the landlord to meet their legal responsibilities. Commissioners may also carry out a subsection of the eviction statute CGS sec. 47a-23c(b).

Sec. 3. Determining Excessive Rent – CGS sec. 7-148c

Commissioners may consider the following in determining excessive rents; rents for comparable units, amount and frequency of rent increases, sanitary conditions, services provided, repairs needed, taxes, overhead expenses, compliance with State/Local health and safety laws and regulations, the degree to which income from rent increase will be reinvested in property improvements.

Sec. 4. Orders by the Commission – CGS sec. 7-148d

After a hearing on a complaint the Commission; can determine that a rent increase is excessive and order the “rent to be limited to such an amount as it determines to be fair and equitable.”

If the housing in question fails to meet State/Local health and safety requirements, the Commission can order the suspension of rent payments until the standards are met.

If the Commission determines, after holding a hearing, that a landlord has retaliated in any way against a tenant who has complained to it, the Commission can order the landlord to cease the retaliation.

Sec. 5. Penalties and Violations – CGS sec. 7-148f

The Commission may fine violators at least \$25 but not more than \$100. If an offense continues for more than five (5) days, it constitutes a new offense for each additional day beyond five (5) and associated fines.

Violations can be but are not limited to; a landlord accepting or demanding an amount in excess of the order while it is effect and no appeal is pending. Refusing to obey a commission order, subpoena or decision is also a violation.

Sec. 6. Appeal

Any landlord under any order by a commission may appeal to the Superior Court for the judicial district where the rental property is located.