



CONNECTICUT ADVISORY COUNCIL
ON HOUSING MATTERS



Reply to: 16 Main St., 2nd floor
New Britain, CT. 06051
(860) 616-4472

NOTICE OF NEXT QUARTERLY MEETING

In-person meeting

1:00 p.m.

Wednesday, June 10, 2026

Community Room (4th floor)

United Way of New Haven, 370 James St., New Haven

Park in lot behind building – enter through door in back

Please mark your calendars appropriately.

The meeting will also be available on Zoom.

Minutes of the Meeting of March 11, 2026

Council members present: Denise Chancey, Michael Clinton, Kathleen Flaherty, Venoal Fountain, Catherine Freeman, Jane Kelleher, Vanessa Liles, Houston Putnam Lowry, Stephanie Ma, Cyd Oppenheimer, Raphael Podolsky, David Purvis

Council members absent: Richard DeParle, Nilda Rodriguez Havrilla, Carl Lupinacci, Samuel Neves, John Wirzbicki

Public officials: Tamberlyn Chapman (Housing prosecution supervisor), William Pitt (Chief Housing Court Clerk), Rebecca Schmitt (Judicial), Roberta Palmer (Judicial)

Members of the public: Jeff Mastrianni, V. Edward Quinto, Sally Zanger

The meeting was called to order at 3:03 p.m. on Zoom.

1. Preliminary matters

- a. **Review of rules for the meeting:** The procedures were reviewed.
- b. **Approval of the agenda:** The agenda was approved without objection.

- c. **Approval of the Sept. 10, 2025, minutes:** The minutes were approved unanimously, with amendment to show that Houston Putnam Lowry was in attendance (motion by Mr. Lowry, second by Ms. Oppenheimer)
2. **Public comment:** V. Edward Quinto inquired whether the Advisory Council has had any discussion of homelessness, which has been on the rise in Connecticut. The Advisory Council has not done so. The chairperson suggested that the more appropriate arena would be the General Assembly.
3. **Forms Committee report:** Mr. Purvis reported that there has been discussion with Judicial about the content of the 47a-18 and 47a-18a proposed forms and of revision of the 47a-23c form. Ms. Schmitt reported that the Council's recommendations have been shared with Judicial's legal division and that Judicial is close to having something to share with the Advisory Council. Mr. Purvis reported that Judicial appears to have properly implemented C.G.S. 47a-26j (Sec. 23 of P.A. 23-207), which sets time limits by which eviction records are to be removed from the Judicial Branch's public data base. He also reported that the Forms Committee was satisfied that the Branch's notice to parties of the first hearing in a summary process action gives adequate notice to tenants about the eviction process. The Committee noted, however, that the notice could nevertheless be improved from a plain language and readability perspective. The Committee intends to look at all housing related forms in terms of readability.
4. **Review of 2025 housing legislation – Regular and special session:** A summary from the chairperson was attached to the meeting notice. It was noted particularly that an additional 24 towns will be required to create or join a fair rent commission, but they have until January 1, 2028 to do so. The summary is attached as Appendix A.
5. **2026 Connecticut General Assembly:** The chairperson reported that there are a number of landlord-tenant bills under consideration by the General Assembly. Some of the bills involve issues of significant disagreement between landlords and tenants. The bills reported out by the Housing Committee include the following:
 - a. S.B. 257 -- Just cause eviction expansion. The existing statute covers only buildings with five or more units and only apartments in those buildings occupied by seniors or persons with a disability. The bill would expand 47a-23c to the other apartments in those buildings (i.e, those occupied by persons who are not elderly or disabled). The just cause protection for non-elderly or disabled would apply only after they had lived in their apartment for at least one year.
 - b. H.B. 5092 -- First-year limit on rent of current tenants by new owners of a building: The bill creates a rebuttable presumption that first-year rent increases of more than the Consumer Price Index or 5% are excessive, unless there have been improvements made to the building.
 - c. H.B. 5261 – Rent increases when landlord under code compliance orders: The bill would preclude a rent increase while the landlord has failed to complete repairs ordered to be made by a code enforcement agency.

- d. H.B. 5359 -- Unfair lease clauses: The bill prohibits certain provisions in residential leases.
- e. H.B. 5367 – Unauthorized occupants: The bill would identify certain circumstances in which the police could remove someone occupying a building illegally. There was much opposition in the Committee on the ground that the bill was greatly overbroad.
- f. H.B. 5161 – Non-resident landlords: The bill would require that non-resident landlords in towns with population above 25,000 provide the town with more detailed identification information about the actual owners of the building.
- g. H.B. 5258 – Tenant organizing: The bill would prohibit landlords from interfering with efforts to organize tenants.

The chairperson was asked to circulate a list of these bills. It is attached as Appendix B.

Several other legislative committees have also endorsed landlord-tenant bills, including non-resident landlord registration (Planning and Development Committee), mobile home park rent increases (General Law Committee), and the Attorney General’s power to enforce the Security Deposit Act (Banking Committee).

The Housing Committee took no action on three bills concerning security deposits, thereby killing those bills.

6. **Housing Court updates**

- a. **Prosecution**: Tamberlyn Chapman was introduced. She heads a new Bureau within the Chief State’s Attorney’s office that includes both environmental and housing enforcement.
- b. **Clerk’s office**: Bill Pitt reported that things are going well. The New Haven clerk’s office is losing two long-term employees to retirement (assistant clerk and administrative assistant). Both positions will be posted for replacements, but there will be a transition period as new staff are brought on board. Other courts are well-staffed. There is presently an open position in Stamford. There have been some recent delays in processing cases in New Haven. Mr. Pitt said that anyone facing such problems should reach out to him.
- c. **Mediation**: Julia Xia, who supervises the statewide mediators, reported that there were no new developments. Council member Catharine Freeman commented positively about mediators in the New Britain courthouse. She described mediation there as well-staff, with cases moving more quickly than in the past.

7. **Advisory Council Calendar for 2026**

- a. **Meeting dates**: The Council will continue with its previously approved dates. They are June 10 (in-person), September 9 (Zoom), and December 9 (in-person). These dates are the second Wednesday of every third month. In-person

APPENDIX A
LANDLORD-TENANT PROVISIONS
IN NOVEMBER SPECIAL SESSION P.A. 25-1 (H.B. 8002)

- Fair rent commission expansion (Sec. 35): (a) Requires towns with population above 15,000 to have a fair rent commission or join a multi-town or regional commission; (b) allows regional councils of government to create a regional fair rent commission; and (c) clarifies the power of contiguous municipalities to create joint fair rent commissions.
- Blocking of landlord payment portals (Secs. 37-39): Extends the grace period for payment of rent by five days if the landlord’s payment portal prevents payment of rent during the statutory grace period and prevents eviction for non-payment of rent within the grace period.
- Rent-setting algorithms (Sec. 32): Prohibits the use of “revenue management devices” to set rents. These are defined as software programs that use non-public competitor data to advise landlords on what rent to charge.
- Direct Rental Assistance Pilot (Sec. 28): Allows the Department of Housing and housing authorities to provide funding to non-profits for pilot programs providing cash payment in lieu of a rent subsidy voucher to persons and households on the Rental Assistance Program (RAP) or Section 8 waiting lists.
- Open Choice Rental Assistance Program pilot (Sec. 29): Extends the Open Choice RAP pilot and expands it beyond the Hartford region.
- Attorney General housing enforcement (Sec. 31): Expands the ability of the Attorney General to enforce violations of the Fair Housing Act and other housing laws when there is a pattern and practice of violation.
- Housing authority disclosure of the affordability of their units (Sec. 44): Amends C.G.S. 8-68d to require housing authorities to post on their website their annual reports to the Department of Housing, which must include, in addition to current requirements: (1) the rental price levels of their units by income group, (2) the number of units in each development by income tier (percentage of area median income), (3) the annual change in rent levels, and (4) the dates that units qualified as affordable.

APPENDIX B
PRINCIPAL LANDLORD-TENANT BILLS
ENDORSED BY THE HOUSING COMMITTEE

- S.B. 257 -- Just cause eviction expansion: The existing statute covers only buildings with five or more units and only apartments in those buildings occupied by seniors or persons with a disability. The bill would expand 47a-23c to the other apartments in those buildings (i.e., those occupied by persons who are not elderly or disabled). The just cause protection would apply to non-elderly or disabled tenants only if they live there for more than one year.
- H.B. 5092 -- First-year limit on rent of current tenants by new owners of a building: The bill creates a rebuttable presumption that first-year rent increases of more than the Consumer Price Index or 5% are excessive, unless there have been improvements made to the building.
- H.B. 5261 – Rent increases when landlord under code compliance orders: The bill would preclude a rent increase while the landlord has failed to complete repairs ordered to be made by a code enforcement agency.
- H.B. 5359 -- Unfair lease clauses: The bill prohibits certain provisions in residential leases.
- H.B. 5367 – Unlawful occupants: The bill would identify certain circumstances in which the police could remove someone occupying a building illegally.
- H.B. 5161 – Non-resident landlords: The bill would require that non-resident landlords in towns with population above 25,000 provide the town with identification information about the actual owners of the building.
- H.B. 5258 – Tenant organizing: The bill would prohibit landlords from interfering with efforts to organize tenants.
- S.B. 332 – Fair rent commissions: The bill requires the Department of Housing to prepare a brief description of fair rent commissions to be read at each hearing.