

TOWN OF EAST HARTFORD

(860) 291-7207

OFFICE OF
THE TOWN COUNCIL

740 Main Street
East Hartford, Connecticut 06108

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This is to certify that the East Hartford Town Council, in session on July 11, 2023, voted that:

Section 1. The East Hartford Code of Ordinances is hereby amended by adding a new Section 2-113e as follows:

(a) There is established a Fair Rent and Quality Housing Commission which shall consist of five members. Such members shall be residents or owners of real estate in the town of East Hartford. At least one member shall be a tenant and at least one member shall be an owner of residential rental property.

(b) The Commission shall have the powers and authority in Sections 2-113f and 2-113g of the East Hartford Code of Ordinances and for fair rent commissions under Connecticut General Statutes sections 7-148b through 7-148f, inclusive.

Section 2. The East Hartford Code of Ordinances is hereby amended by adding a new Section 2-113f as follows:

As used in section 2-113g:

- (1) "Commission" shall mean the Fair Rent and Quality Housing Commission;
- (2) "Fair Rent and Quality Housing Commission" shall be the commission established in section 2-113e of the East Hartford Code of Ordinances;
- (3) "seasonal basis" shall have the same meaning as in section 7-148b of the Connecticut General Statutes.

Section 3. The East Hartford Code of Ordinances is hereby amended by adding a new Section 2-113g as follows:

(a) Any tenant residing in a housing rental unit except one rented on a seasonal basis who has been provided notice of an increase in rent may file a complaint with the mayor or the mayor's designee alleging that such increase is excessively high or excessive in light of the conditions of the rental unit or structure in which such unit is located. Such complaint shall contain the following information: (1) the applicant's name home mailing address; (2) a copy of the signed lease or an affidavit from the tenant indicating the monthly rent and such other information regarding the tenancy that such tenant may deem appropriate; (3) documentation of the current rent and the proposed rent increase; (4) a written summary of why such increase is excessive; and (5) such other information that the mayor or designee shall require. Such information shall be filed with the mayor's office or such other physical or online location which the mayor determines will facilitate the filing, or enhance the town's review, of such complaint.

(b) Within five days of receipt of the complaint, the Mayor or designee shall notify in writing the tenant and landlord of receipt of such complaint and forward the complaint to the Fair Rent and Quality Housing Commission. Upon receipt of such notice, the landlord is prohibited from charging the proposed rent increase and the tenant shall be liable to pay the previously agreed to rent amount. Such notice shall include a statement that the landlord is prohibited from charging the increased rent during the town's review and shall not take any retaliatory action against the tenant for filing such complaint. Such notice shall also include the Commission's hearing date regarding such complaint.

(c) Within thirty days of receipt of a complaint, the Mayor or designee shall conduct an investigation.

(d) If the complaint is based on the rent being excessive because of the conditions of the rental unit, the Mayor or designee shall refer such complaint to the appropriate director or designee who shall initiate an inspection and issue appropriate orders to correct any violations. Upon completion of the inspection and corrective action, the Mayor or designee shall notify the landlord and tenant of such corrective action and the determination that the complaint is resolved. If the tenant still considers the increase excessive, such complaint shall proceed in accordance with the provision of this section.

(e) Upon receipt of the complaint and information pursuant to subsection (b) of this section, the Fair Rent and Quality Housing Commission shall hold a hearing on such complaint at which the Mayor or designee shall present the information gathered during the investigation and at which the landlord and tenant or their representatives may provide additional information. The landlord and tenant shall be provided written notice of such hearing at least twenty days prior to the hearing. Upon request of the landlord or tenant, the Commission may provide additional time for such persons to provide additional information regarding the complaint.

(f) After completion of such hearing, the Commission, at the same meeting or at a subsequent meeting, shall review the criteria in section 7-148c of the Connecticut General Statutes and determine whether the proposed rent increase is excessive and issue any appropriate order in accordance with the procedure established in section 7-148d of the Connecticut General Statutes. Notice of such order shall be provided to the landlord and tenant.

Section 4. Sections 2 and 3 of this act shall be effective October 1, 2023.

Voted 07-11-23

Published: 07-20-23

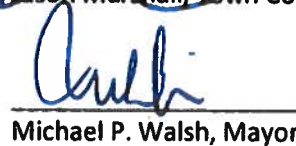
Effective: 10-01-23

Attest



Jason Marshall, Town Council Clerk

Attest



Michael P. Walsh, Mayor

Date

7/13/23