

Fair Rent Commission

Legislative Reference:

State: CGS 7-148b through 7-148f, 47a-20 and 47a-23c(b).

Town: Code 9-31 through 9-47.

Other Bylaws and/or Rules of Procedure:

Type: Statutory and permanent.

Geographic Responsibility: Town of Groton.

History: Created by Ordinance #203, January 16, 1990; amended by Ordinance #209, August 7, 1990.

Powers and Duties:

General: The Commission controls and eliminates excessive rental charges for housing accommodations within the Town.

Specific: The Commission is empowered to conduct such hearings and render orders and decisions pursuant thereto. (Code 9-35)

The Commission makes studies and investigations into rentals charged, receives complaints and communications concerning alleged excessive rental charges, conducts hearings, subpoenas witnesses and documents, administers oaths, orders a housing code inspection, dismisses a complaint based on failure to pay rent on time while the case is pending, determines whether an existing rental charge with decrease in services or proposed increase is so excessive as to be harsh and unconscionable, orders a reduction of any excessive rent, and establishes and deposits into an escrow account rents in dispute.

The commission may request that the town attorney or other suitable person meet with the parties, in a session closed to the public, to attempt to reconcile differences prior to initiating the formal hearing process. (Code 9-37)

Appointing Authority: Town Council. (Code 9-33)

Term of Office: Three (3) years, staggered. (Code 9-34)

Membership:

Number: Five (5) members, plus two (2) alternates. (Code 9-33)

Requirements: Resident electors.

There shall be 1 landlord member, 1 tenant member, and 3 citizen members who are neither landlords nor tenants. The alternates shall be 1 landlord and 1 tenant.

Not more than 3 members shall be of the same political party; not more than 1 of the alternates shall be of the same political party. (Code 9-33)

Meeting Schedule and Location: Special meetings as called.

Staff: Office of Planning and Development Services (OPDS), Community Development. (Code 9-36)

Records: Located in the Office of Planning and Development Services.
Agendas and minutes also on file in the Town Clerk's office.

Further information:

Quorum: Three (3) members or their alternates. (Code 9-35)

The commission shall elect a Chairperson, first Vice-chairperson, and Secretary. (Code 9-33) The commission shall adopt written rules and regulations for implementation of the provisions. (Code 9-37, 39) An appeal may be taken to the Superior Court. (Code 9-46)

OPDS/Community Development: 446-5988.