



OFFICE OF THE
TOWN CLERK

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3662

Fax: (860) 870-3623

E-mail: townclerk@vernon-ct.gov

LEGAL NOTICE TOWN OF VERNON TOWN COUNCIL

THIS IS TO GIVE NOTICE that at its regular meeting of May 16, 2023, the Vernon Town Council scheduled a public hearing to be held on June 6, 2023 in the Third Floor Council Chambers of the Town Hall, Memorial Building, 14 Park Place, Vernon, Connecticut.

The public hearing will take place at 7:35 p.m. regarding:

“AN ORDINANCE ENTITLED “ESTABLISHMENT OF A FAIR RENT COMMISSION”

Copies of the proposed action are available at the Town Clerk's Office, 14 Park Place, Vernon, Connecticut and on the Town's website, <https://www.vernon-ct.gov/government/bids-and-contracts>.

Karen C. Daigle
Vernon Town Clerk

Dated at Vernon, Connecticut, this 22nd day of May, 2023.

Journal Inquirer
May 30, 2023

ORDINANCE # _____

AN ORDINANCE ENTITLED “ESTABLISHMENT OF A FAIR RENT COMMISSION.”

BE IT ORDAINED by the Town of Vernon that:

Established.

A Fair Rent Commission (the “Commission”) is established in conformity with the provisions of the Fair Rent Commission Act as codified in Sections 7-148b through 7-148f of the Connecticut General Statutes.

Composition; Appointment; Terms of Members.

The Commission shall be comprised of five (5) members and three (3) alternates who shall be appointed by the Mayor and approved by the Town Council under the following standards:

- (1) The initial appointment of members and alternates to the Commission shall be as follows:
 - a. Three (3) members and one (1) alternate for two-year terms;
 - b. Two (2) members and two (2) alternates for one-year terms;
- (2) After the initial appointments of members and alternates, all appointments to the Commission shall be for two-year terms, subject to vacancies in membership of the Commission being filled for the remaining duration of the vacated term;
- (3) Members and alternates shall serve without compensation but shall be reimbursed for expenses incurred in the performance of their duties.

Powers and Authority of Commission.

The Commission may make studies and investigations, conduct hearings and receive complaints relative to rental charges on housing accommodations, except those accommodations rented on a seasonal basis, within the Town of Vernon, which term shall include mobile manufactured homes and mobile manufactured home park lots, in order to control and eliminate excessive rental charges on such accommodations and to carry out the provisions of Sections 7-148b to 7-148f, inclusive, Section 47a-20 and Subsection (b) of Section 47a-23c of the Connecticut General Statutes. The Commission, for such purposes, may compel the attendance of persons at hearings, issue subpoenas and administer oaths, issue orders and continue, review, amend, terminate or suspend any of its orders and decisions. The commission may be empowered to retain legal counsel to advise it with the approval of the Town Administrator. The parties to any complaint shall participate in a mediation session with a representative of the Town serving as a mediator prior to any hearing before the Commission. For purposes of this section, “seasonal basis” means housing accommodations rented for a period or periods aggregating not more than one hundred twenty days in any one calendar year and “rental charge” includes any fee or charge in addition to rent that is imposed or sought to be imposed upon a tenant by a landlord.

Determination of Excessive Rent.

In determining whether a rental charge or a proposed increase in a rental charge is so excessive, with due regard to all the circumstances, as to be harsh and unconscionable, the Commission shall consider such of the following circumstances as are applicable to the type of accommodation:

- (1) The market value rents charged for the same number of rooms in similar housing accommodations in the same and in other areas of the municipality;
- (2) The sanitary and living conditions existing in the housing accommodations in question which are not caused by the tenant;
- (3) The number of bathtubs or showers, flush water closets, kitchen sinks and lavatory basins available to the occupants thereof;
- (4) Services, furniture, furnishings and equipment supplied therein;
- (5) The size and number of bedrooms contained therein;
- (6) Repairs necessary to make such accommodations reasonably livable for the occupants accommodated therein;
- (7) The amount of taxes and overhead expenses thereof;
- (8) Whether the accommodations are in compliance with the ordinances of the Town of Vernon and the Connecticut General Statutes relating to health and safety;
- (9) The income of the petitioner and the availability of accommodations;
- (10) The availability of utilities;
- (11) Damages done to the premises by the tenant, caused by other than ordinary wear and tear;
- (12) The amount and frequency of increases in rental charges;
- (13) Whether, and the extent to which, the income from an increase in rental charges has been or will be reinvested in improvements to the accommodations.

Commission Orders After Hearing.

If the Commission determines, after a hearing, that the rental charge or proposed increase in the rental charge for any housing accommodation is so excessive, based on the standards and criteria set forth in this Article, as to be harsh and unconscionable, it may order that the rent be limited to such an amount as it determines to be fair and equitable. If the Commission determines, after a hearing, that the housing accommodation in question fails to comply with any ordinance of the Town of Vernon or state statute or regulation relating to health and safety, it may order the suspension of further payment of rent by the tenant until such time as the landlord makes the necessary changes, repairs or installations so as to bring such housing accommodation into compliance with such ordinance, statute or regulation. The rent during said period shall be paid to the Commission to be held in escrow by the Commission.

Appeals.

Any person aggrieved by any order of the Commission may appeal to the Superior Court for the Judicial District of Tolland at Rockville in accordance with Section 7-148e of the Connecticut General Statutes.

Penalties for Offenses.

Any person who violates any order of rent reduction or rent suspension by demanding, accepting or receiving an amount in excess thereof while such order remains in effect, and no appeal pursuant to Section 7-148e is pending, or violates any other provision of the Fair Rent Commission Act and Section 47a-20 of the Connecticut General Statutes or who refuses to obey any subpoena, order or decision of the Commission pursuant thereto, shall be fined not less than twenty-five dollars nor more than one hundred dollars for each offense. If such offense continues for more than five days, it shall constitute a new offense for each day it continues to exist thereafter.

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