3 Primrose Street Newtown, CT 06470 Tel. (203) 270-4282 Fax (203) 270-4205 www.newtown-ct.gov



### **TOWN OF NEWTOWN**

### Fair Rent Commission MEETING MINUTES

March 21, 2024 Newtown Municipal Center Shared Meeting room 3 3 Primrose Street

Present: Mary Fields, Steve Sedensky, Brian Lauro

Absent: Alice Fitzsimons, Robert Morey

Also Present: Kim Chiappetta – Economic and Community Dev & Fairfield Hills Coordinator (clerk)

Public Attendance: None

The meeting was called to order at 6:37 pm.

Public Participation: None

#### **Approval of Minutes:**

<u>Steve Sedensky made a motion to accept the meeting minutes from March 7, 2023.</u> Brian Lauro <u>seconded. Motion passed with all in favor.</u>

#### New Business:

#### Fair Rent Commission Q & A Workshop:

Chair Mary Fields began by thanking Sarah White of the Connecticut Fair Housing Center and Rafie Podolsky of Connecticut Legal Services for attending. Ms. White and Mr. Podolsky gave a presentation of *Fair Rent Commission Basics* and answered procedural questions asked by Commission members. (*Refer to Attachment A.*)

### Adjournment:

Steve made a motion to adjourn the meeting at 7:48 p.m. Brian seconded. Motion passed with all in favor.

Respectfully Submitted, Kimberly Chiappetta, Secretary

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These minutes are subject to the approval of the Fair Rent Commission in their next meeting. Recordings of this meeting are available in the Economic and Community Development department.



## What are Fair Rent Commissions?

- For more than 50 years, Connecticut cities & towns have been permitted to set up Fair Rent Commissions (FRCs)
- An FRC is a municipal board with the power to limit or modify rent increases and other rental charges so as to prevent them from being so "excessive" that they're "harsh and unconscionable".
- Most tenants have no practical way to challenge an unfair rent increase unless they live in a town with a fair rent commission.
- An FRC functions as the conscience of the community regarding rental charges and increases. Commissioners are ordinary residents of the town, not experts.



# What else does a Fair Rent Commission do?

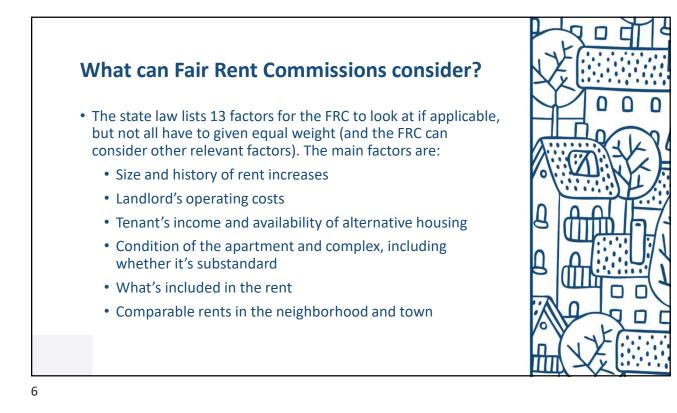
- An FRC buttresses housing code enforcement
  - FRC can delay or deny rent increases or reduce rental charges if the landlord fails to maintain the property in compliance with the housing code.
- An FRC can help resolve many landlord-tenant disagreements, often without a hearing

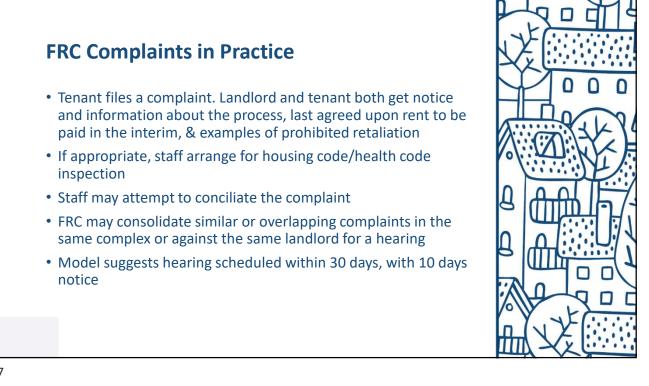




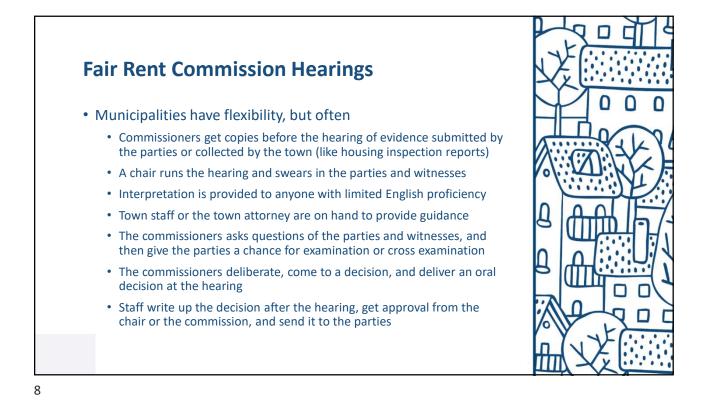
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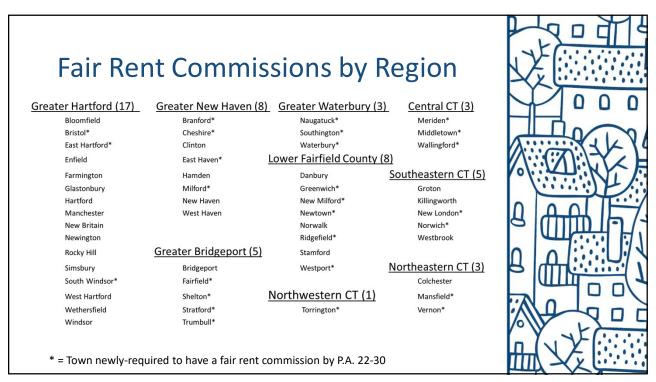








Towns with Fair Rent Commissions					
Branford*	Groton	New London*	Stratford*	Bloomfield	
Bridgeport	Hamden	New Milford*	Torrington*	Clinton	
Bristol*	Hartford	Newington	Trumbull*	Colchester	
Cheshire*	Manchester	Newtown*	Vernon*	Killingworth	
Danbury	Mansfield*	Norwalk	Wallingford*	Rocky Hill	
East Hartford*	Meriden*	Norwich*	Waterbury*	Simsbury	13 1/11/1 1/-1/-
East Haven*	Middletown*	Ridgefield*	West Hartford	Westbrook	
Enfield	Milford*	Shelton*	West Haven		
Fairfield*	Naugatuck*	South Windsor*	Westport*		
Farmington	New Britain	Southington*	Wethersfield		
Glastonbury	New Haven	Stamford	Windsor		
Greenwich*					VOV JE
* = Town newly	* = Town newly-required to have a fair rent commission by P.A. 22-30				



## **Contact Info**

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