



FAIR RENT COMMISSION

January 28, 2026 at 6:00 PM
Bristol City Hall
111 N. Main Street, Bristol, CT

MINUTES

1. Call to Order

Jon called the order to meeting at 6:05 p.m.

2. Introduction of Commissioners

The commissioners introduced themselves as follows: Erick Rosengren (city council liaison), Ryan Carrier (Landlords), Cristina Costa (Tenants) Sue Pyzynski (Homeowners), Brian Brady (Homeowners), Tim Gamache (Tenants), Adam Brothwell (Homeowners), Jon Donovan (Asst. Corporation Counsel), Jon FitzGerald (Chairman)

3. Seating of Alternates

No Alternates seated.

4. Discussion and the approval of minutes of December 17, 2025 and take any action as necessary.

Motion to approve by Sue Pyzynski seconded by Cristina Costa. All in favor, none opposed. Motion carries.

5. Hearing on the fair rent complaint in the matter Tyeisha Camp (tenant) and 38-42 Bishop Street LLP (landlord) and to take any action as necessary.

Jon FitzGerald reviewed the Fair Rent Commission rules. Complainant Tyeisha Camp was sworn in and testified that she has lived in the unit since 2021 as a single mother and experienced prolonged heating issues from October through late December despite multiple complaints, including to code/health officials. She also raised concerns about alleged drug activity in the building and unsanitary conditions, stating other tenants have similar complaints. She provided photos as evidence.

Property manager David Kone, representing the owners, was sworn in and acknowledged past heating issues but stated they were addressed with new furnaces, noting one furnace services five units. He said temporary electric heaters and hotel accommodations were offered; when the complainant declined the hotel due to sanitary issues at the hotel, she was given a \$400 credit after staying elsewhere. He

stated he was unaware of complaints regarding maintenance staff and confirmed the tenant is current on rent.

The complainant stated the provided motel was unsanitary and that it took years of complaints to reach a resolution. Her mother corroborated the heating issues. The complainant also cited ventilation problems causing marijuana and cigarette smoke odors, inconsistent income of approximately \$1,500/month, and that heat, hot water, and electricity are included in her \$1,595 rent, which has increased annually except this year. She reported no control over heat (only AC), no additional income, and prior visits by police and a city official.

Because of issues raised in the complaint, Chairman FitzGerald forwarded the complaint to the Bristol Burlington Health District (BBHD). An email was received from the BBHD that "The attached complaint was resolved."

The landlord referenced 2026 fair market rent for a two-bedroom with utilities (\$1,845–\$1,965) and stated there would be no rent increase in 2026 due to the issues.

Chairman FitzGerald reviewed the criteria for determination of excessive rent with the tenant and the landlord.

After commissioner discussion, a Motion to Dismiss was made by Sue Pyzynski and seconded by Ryan Carrier. All opposed.

A Motion then passed unanimously to prohibit any rent increase through the end of 2026, keeping the rent at \$1,595 through the end of 2026.

6. Hearing on the fair rent complaint in the matter Jennie Montambault and Stephanie Plaza (tenant) and West Estates LLC (landlord) and to take any action as necessary.

No one appeared for this complaint on either the tenant or landlord side, despite certified letters being sent to both parties of the hearing date.

There was a Motion Dismiss by Cristina Costa Seconded by Tim Gamache. None opposed. All in favor, motion carries.

7. Hearing on the matter of Gennifer Grant-Browne (Tenant) and 439 West Street, Bristol, LLC (Landlord) regarding the tenant's request, pursuant to Section 12-182 (a) (4) of the Ordinances of the City of Bristol, that the commission review, amend, terminate, or suspend the order and decision it issued orally at the hearing on December 17, 2025 and in writing on December 18, 2025.

Chairman FitzGerald went over the rules that only commissioners who attended the last hearing or reviewed the recording of it were eligible to vote; Sue Pyzynski confirmed she had listened and would be eligible to participate in tonight's hearing.

Gennifer Grant-Browne was sworn in. Gennifer Grant-Browne appealed a \$300 rent increase, stating her income has not changed and she receives about \$1,400 per month in Social Security, making the increase unaffordable. She said recent bathroom improvements were acceptable to her.

Chairman FitzGerald reviewed the criteria for determination of excessive rent with the tenant and the landlord. Landlord Yulia Coggin and her realtor Jithu were sworn in. Yulia stated she installed a sink in the bathroom on January 10 and provided photos already on record. She noted the tenant paid January rent at the old rate of \$950 despite signing a new lease at \$1,250. Yulia acknowledged the increase may feel high but attributed it to utilities being included, saying she expected \$1,300 but agreed to \$1,250. She provided comparable rentals with utilities included ranging from \$1,250 to \$1,400 and explained that, as a recent purchaser of the property and a widowed single parent managing it as her main income, she is currently losing money but did not have exact expense figures.

Commissioner Cristina Costa expressed that the proposed rent was too high for a studio and emphasized considering tenant circumstances over strictly financial calculations, stating she felt strongly the increase was excessive for the unit's size. Adam Brothwell noted the need to balance the landlord's financial obligations as well.

Commissioners debated the validity of the provided comparables.

A Motion was brought forth by Adam Brothwell stating "I move that the commission find that the proposed increase would be so excessive as to be harsh and unconscionable were the full amount to be imposed all at once. The rent increase will be phased in as follows: \$950 effective January 1, \$1,050 April 1, \$1,150 July 1, and \$1,250 October 1." The Motion was seconded by Brian Brady, with all commissioners in favor, none opposed. Motion carries.

8. Public Participation

Mayor Zoppo-Sassu thanked the commission for reevaluating the case and serving on the commission. She reviewed the applicable criteria and referenced the background of the property and prior complaint, encouraging parties to conduct research in advance of hearings. She also discussed the value of outlining procedures ahead of time so both parties know what to expect when attending.

9. Discussion by commissioners of old business and take any action as necessary.

No old business was brought forth to discuss.

10. Discussion by commissioners of new business and take any action as necessary.

Chair Jon FitzGerald talked about the reconsideration request, and passed out some materials about a motion to reconsider from Middletown.

He also shared that Statewide Fair Rent Commission was hosting a zoom on February 3, 2026. He encouraged commissioners to attend if possible.

11. Discussion by commissioners of meeting dates and agendas and take any action as necessary.

The Fair Rent Commission will meet again on February 25, 2026 at 6:00 p.m.

12. Adjournment

Motion to Adjourn by Cristina Costa and seconded by Sue Pyzynski at 8:35 pm.

Respectfully Submitted,

Maria Theam
Recording Secretary

DRAFT

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Notice of Decision

On May 28, 2025, the Fair Rent Commission held a duly noticed Hearing in relation to the MacGregor claim of retaliation in connection with his complaint dated and filed on or about April 21, 2025.

The Hearing was conducted in full before Commissioners Grant, Fennell, Calvo, Duffy, and Kronenberger, along with alternate Stacey Barka who was seated as a commissioner for this hearing, as well as Commission counsel, Philip Kent. Other persons participating in the Hearing were the complainant, Mark MacGregor; and Respondent's counsel, Ian Gottlieb.

The following Exhibits were identified or presented by the parties/counsel (exhibits not listed herein were not presented during the hearing for consideration):
Neither party formally introduced exhibits during the hearing, although Complainant did present the checks he issued for rent and a landlord note rejecting the checks. Copies of same were on file previously with the Commission as part of Complainant's retaliation claim, which were shared with landlord's counsel on May 23, 2025.

Having considered any relevant exhibits and the testimony of the witnesses, and having deliberated publicly re same as of record, the Commission in particular recalled the rule in Ordinance § 14-76 A against retaliating after a complaint is filed or initiating a complaint based on non-payment of rent, and credited testimony from Mr. MacGregor that he made a good faith attempt to pay the last agreed rent, which the landlord rejected and then issued a notice to quit instead despite this Commission's notice stating the rule cited above. Accordingly, by unanimous order of the Commission, the Respondent(s) are ordered to cease and desist from retaliatory conduct and to withdraw or remediate the notice to quit that was served. In addition, Respondent(s) are ordered to accept \$1,175 as rent on the prior normal schedule in place via check from the tenant during the pendency of the MacGregor complaint.

This decision was reached by a 6 to 0 majority vote in favor thereof, as of record. Except as otherwise indicated herein, this decision is effective for one year from its date of issuance.

Either party may request that the Commission clarify, reconsider, or reopen its decision. Such a request must be in writing and submitted within fifteen (15) days of the mailing or e-mailing of this decision. Clarification of a decision may be requested where there are purported inconsistencies in the decision or where claims of law presented in the Hearing were not addressed by the Commission. Reconsideration of a decision shall only occur if the party requesting reconsideration has demonstrated that there is a controlling principle of law that was overlooked by the Commission or that there has been a misapprehension of material facts. Reopening of a decision shall only occur if a party shows reasonable cause to do so, or that a good cause of action or defense in whole or in part existed when the decision was reached and that the party was prevented by mistake, accident or other reasonable cause from making such claim or defense before the decision was rendered.

ADMINISTRATIVE PROCEDURE ACT

Sec. 4-181a. Contested cases. Reconsideration. Modification. (a)(1) Unless otherwise provided by law, a party in a contested case may, within fifteen days after the personal delivery or mailing of the final decision, file with the agency a petition for reconsideration of the decision on the ground that: (A) An error of fact or law should be corrected; (B) new evidence has been discovered which materially affects the merits of the case and which for good reasons was not presented in the agency proceeding; or (C) other good cause for reconsideration has been shown. Within twenty-five days of the filing of the petition, the agency shall decide whether to reconsider the final decision. The failure of the agency to make that determination within twenty-five days of such filing shall constitute a denial of the petition.

(2) Within forty days of the personal delivery or mailing of the final decision, the agency, regardless of whether a petition for reconsideration has been filed, may decide to reconsider the final decision.

(3) If the agency decides to reconsider a final decision, pursuant to subdivision (1) or (2) of this subsection, the agency shall proceed in a reasonable time to conduct such additional proceedings as may be necessary to render a decision modifying, affirming or reversing the final decision, provided such decision made after reconsideration shall be rendered not later than ninety days following the date on which the agency decides to reconsider the final decision. If the agency fails to render such decision made after reconsideration within such ninety-day period, the original final decision shall remain the final decision in the contested case for purposes of any appeal under the provisions of section 4-183.

(4) Except as otherwise provided in subdivision (3) of this subsection, an agency decision made after reconsideration pursuant to this subsection shall become the final decision in the contested case in lieu of the original final decision for purposes of any appeal under the provisions of section 4-183, including, but not limited to, an appeal of (A) any issue decided by the agency in its original final decision that was not the subject of any petition for reconsideration or the agency's decision made after reconsideration, (B) any issue as to which reconsideration was requested but not granted, and (C) any issue that was reconsidered but not modified by the agency from the determination of such issue in the original final decision.

(b) On a showing of changed conditions, the agency may reverse or modify the final decision, at any time, at the request of any person or on the agency's own motion. The procedure set forth in this chapter for contested cases shall be applicable to any proceeding in which such reversal or modification of any final decision is to be considered. The party or parties who were the subject of the original final decision, or their successors, if known, and intervenors in the original contested case, shall be notified of the proceeding and shall be given the opportunity to participate in the proceeding. Any decision to reverse

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Bristol Ordinance - Sec. 12-189. - Landlord request for reconsideration.

A landlord may request that the commission reconsider a decision:

- (1) Within sixty (60) days of the issuance of the decision if the landlord claims that notice of the hearing and decision were not received.
- (2) If the landlord shall have corrected violations after an order reducing the rent, and if the rent has been reduced solely because of such violations, the landlord may petition the commission for reinstatement of the original rent and for payment to him of the rent held in escrow.
- (3) If the landlord shall have corrected such violations after the order reducing the rent, but the rent had not been reduced solely because of such violations, the landlord may petition the commission for an order fixing a fair and equitable rent for such housing accommodation in light of its condition at the time of the landlord's petition, and for the payment to the landlord of the rent held in the escrow account.

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Sec. 2-9. Boards commissions and committees; members and alternates to attend meetings.

Members and alternate members of each board, commission and committee shall regularly attend meetings. Unless otherwise provided by law, if a member or alternate shall fail to attend sixty (60) percent of regularly scheduled meetings in a year or shall have failed to attend three (3) consecutive regularly scheduled meetings, such member or alternate shall be deemed to have resigned from such board, commission or committee, and the appointing authority shall promptly thereafter make an appointment to fill such vacancy created.

The term "in a year" shall mean the twelve (12) month period of each appointee's term on such board or commission, next preceding his or her most recent absence; and each such twelve-month period shall include portions of the current term and portions of his or her term immediately prior thereto as the case may be. Each person appointed hereafter to any board or commission shall be deemed to have accepted and shall be subject to the absentee provision and restrictions hereof, as a condition of appointment. Each member shall be responsible for keeping a record of his or her own absences. The secretary or chair of each board and commission may provide a written reminder to any member who has been charged with his or her next-to-last absence, but failure to receive such notice shall not be heard as a defense to said member's removal. No board or commission shall accept or grant requests to be excused for any reason. However, reappointment shall not be precluded to any such person if such person provides a written statement to the city council containing a persuasive explanation for said absences.

BRISTOL



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KEY FINDINGS

Housing

15%

of housing is subsidized

32%

of all homes occupied by renters

40%

of housing units are in multifamily buildings

Affordability

19%

of households spend between 30% and 50% of their income on housing

14%

of households spend more than half of their income on housing

\$28.83

the hourly wage needed to afford a 2-bedroom apartment

Population

38

the median age of residents

36%

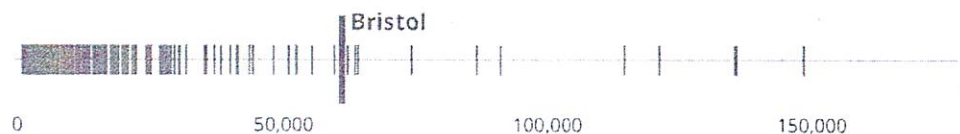
of residents are people of color (BIPOC)

+1.4%

population change between 2020 and 2023

HOW TO READ THIS REPORT

Throughout this report, a series of graphs like the one below are used to show how Bristol compares to other towns in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and Council of Governments in the state. To learn more, please visit pschousing.org or housingprofiles.pschohousing.org to view the interactive version of the profiles.

DATA NOTES

Data comes from the 2018-2022 American Community Survey unless stated otherwise. Percentages may differ slightly or not sum to exactly 100% due to rounding.

SINGLE-FAMILY HOMES AS
PERCENT OF ALL HOMES

59%

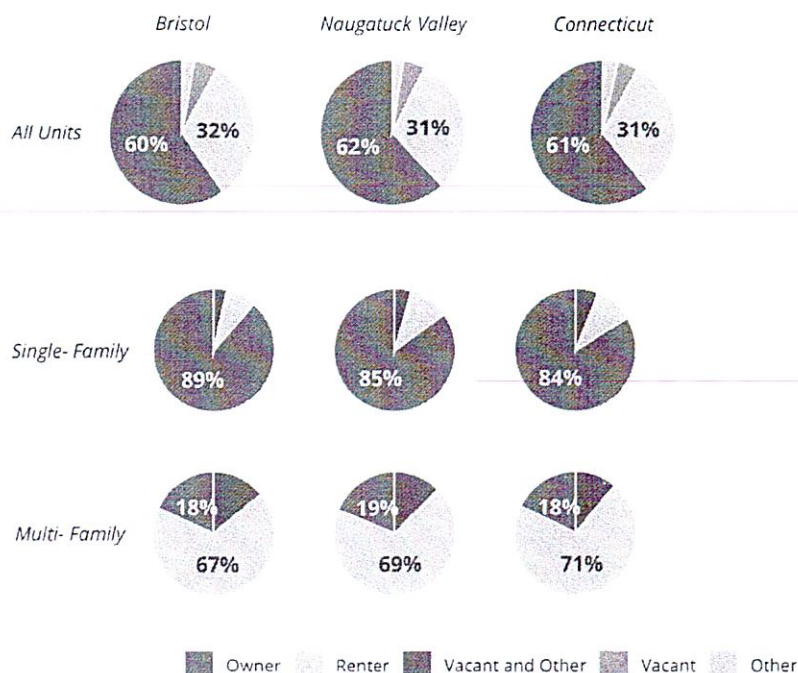


PERCENT OF ALL HOMES
OCCUPIED BY OWNERS

60%

Overall, 65% of Connecticut's occupied housing stock is comprised of single-family housing, while 35% is multifamily housing (2+ units in structure). Most single-family homes are occupied by homeowners, while most multifamily units are occupied by renters.

In Bristol, 59% of occupied homes are single-family, and 40% are multifamily. Owners live in 89% of Bristol's 15,342 single-family homes, and renters live in 67% of its 10,583 multifamily homes.



Vacant units include units that are for rent and other vacant units, and Other units include units that are rented but not occupied, for sale, sold but not occupied, for seasonal/recreational/occasional use, and for migrant workers.

CHANGE IN BUILDING PERMITS,
1990-2023

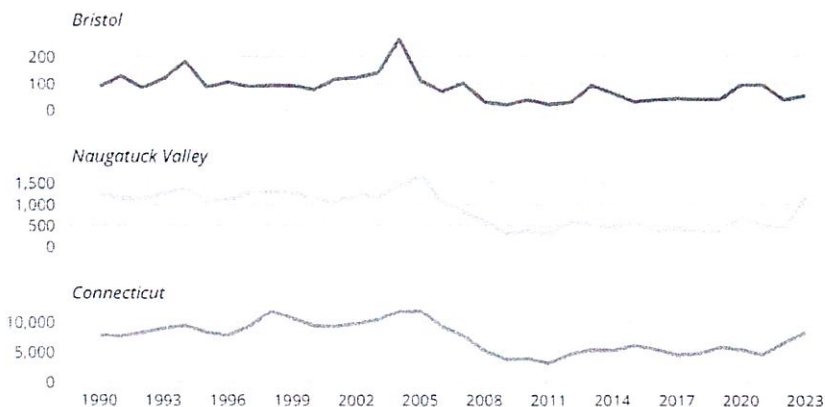
-41%

Growth is slow in the state, which has seen a 7% decrease in building permits between 1990 and 2023.

In Bristol, there were 90 building permits issued in 1990, compared to 53 issued in 2023, representing a 41% decrease.

Number of building permits per year, 1990-2023

Note: y axis varies between locations



Source: Connecticut Department of Economic and Community Development

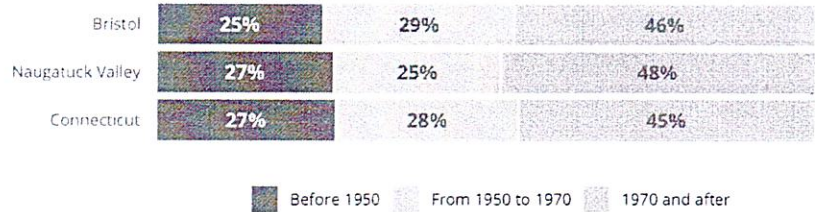
UNITS BUILT BEFORE 1970

54%

Older homes are prone to falling into disrepair, and often carry environmental risks such as lead paint. An aging housing stock can be a sign of poor housing quality.



Age of units

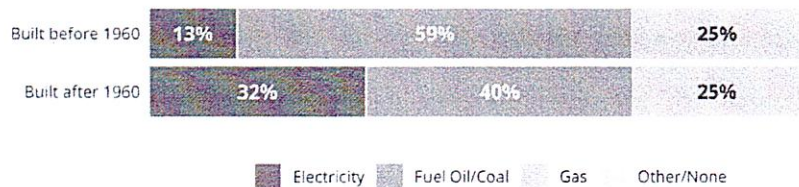


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

3.9%

Households that use electricity spend 4.0% of their income on energy (3.8% for fuel oil/coal and 4.1% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

15%

The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 27,251 total units in Bristol, 3,976 are considered to be affordable.



Source: Connecticut Department of Housing

Affordable units by type



Source: Connecticut Department of Housing

PEOPLE BURDENED BY COST OF HOUSING

33%

Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



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RENTERS BURDENED BY COST OF HOUSING

51%

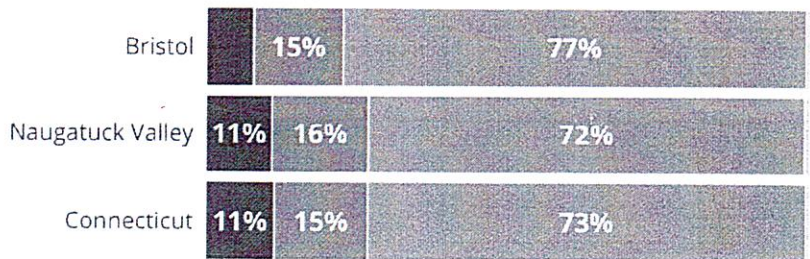
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

23%

Housing cost burden for owners



Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

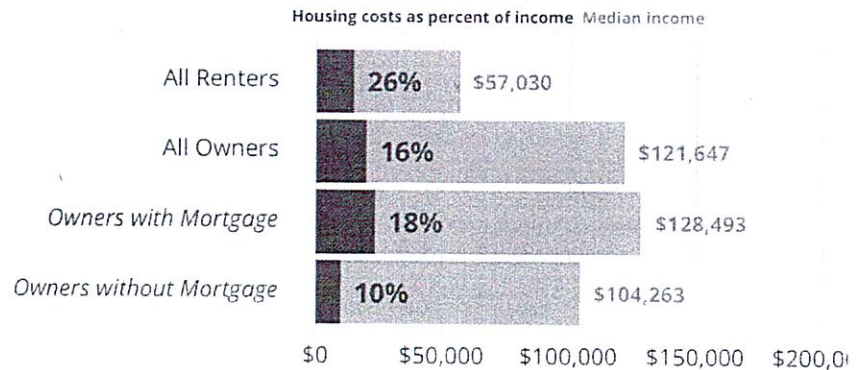
RENTERS' HOUSING COSTS AS PERCENT OF INCOME

26%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

16%

Housing costs as percent of income



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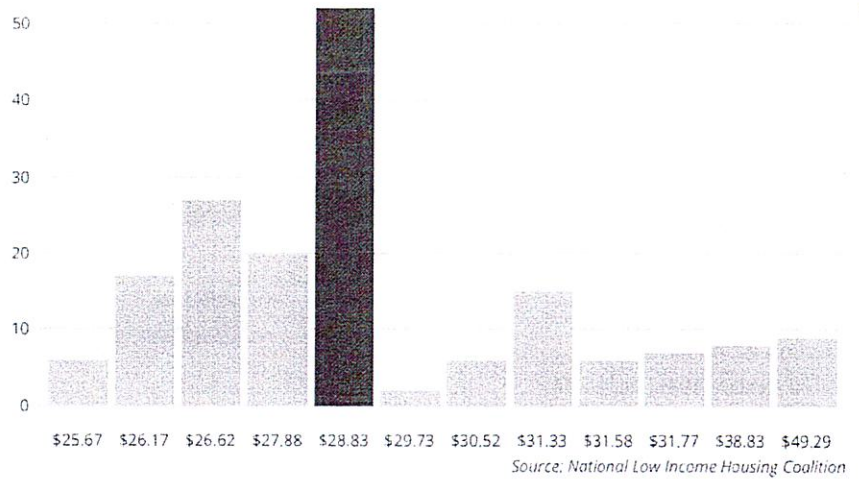
HOUSING WAGE

\$28.83

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing.

Bristol is included in the Hartford-West Hartford-East Hartford HMFA. Bristol's housing wage is lower than the state housing wage of \$31.93.

Bristol is one of 52 towns with a housing wage of \$28.83

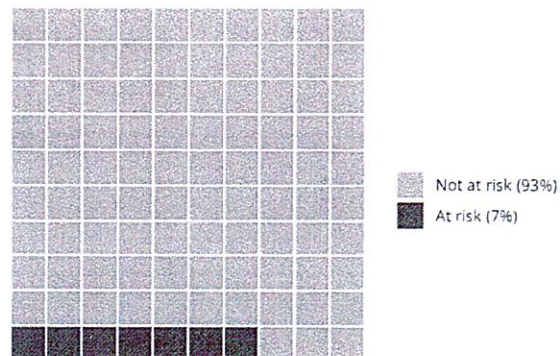


HOUSING PRESERVATION UNITS

7%

Bristol has 1,647 federally assisted housing units, of which 7% are at risk of loss within the next 5 years.

Housing preservation by risk

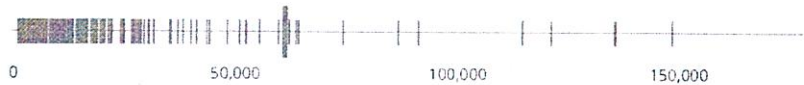


Source: National Housing Preservation Database

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TOTAL POPULATION

61,052



PEOPLE OF COLOR

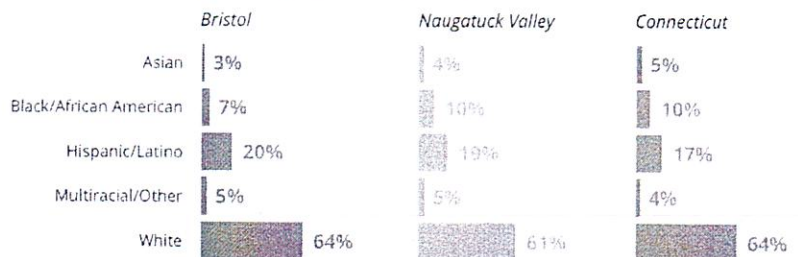
36%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Bristol, 36% of residents are BIPOC, while 64% are white.

Bristol is less diverse than Connecticut

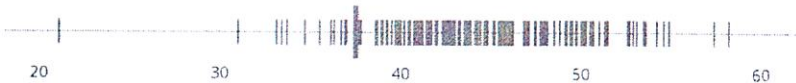


The largest race/ethnicity group in Bristol is White at 64% of the population



MEDIAN AGE

37.5

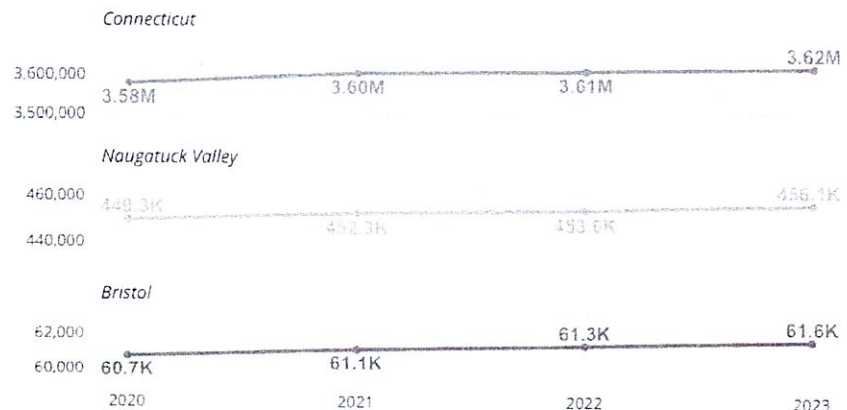


POPULATION ESTIMATES, 2020 TO 2023

+1.4%

From 2020 to 2023, Bristol's population increased from 60,727 to 61,601.

Population Estimates From 2020 to 2023



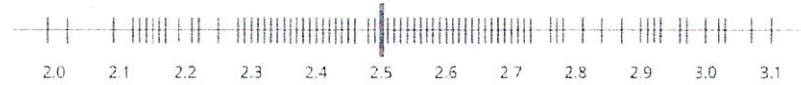
Source: Connecticut Department of Public Health

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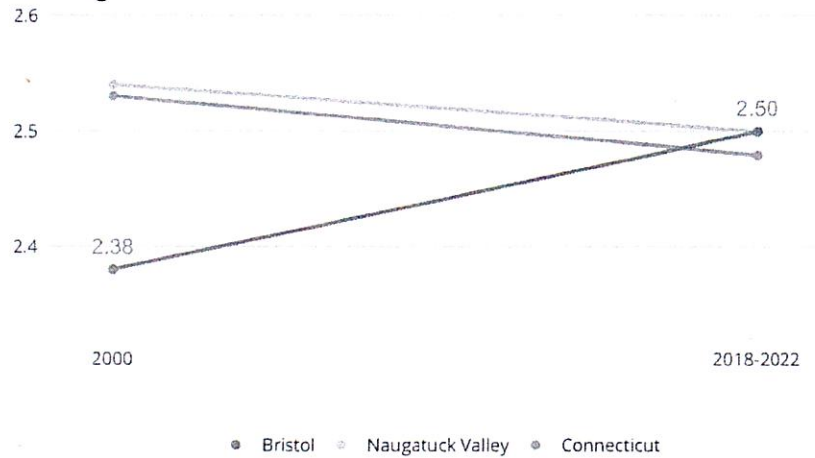
AVERAGE HOUSEHOLD SIZE

2.50

The average household size in Bristol has grown between 2000 and 2022.



The average household size in Bristol has grown from 2.38 in 2000 to 2.5 in 2022



Understanding who lives in our towns provides insight into the housing and service needs for each community such as accessibility, transportation, child care, and education. Compared to Connecticut, Bristol has fewer households with someone older than 60 and households with school-age children.

Household types as a percent of total

Householder living alone



Households with someone older than 60



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State of CT: DOH/JDA
1-1-2026 Payment Standrads

2026: ZIP Code	TOWN	SAFMR 0 BR Payment Standard	SAFMR 1 BR Payment Standard	SAFMR 2 BR Payment Standard	SAFMR 3BR Payment Standard	SAFMR 4BR Payment Standard
06001	Avon	\$1,694	\$1,947	\$2,464	\$2,959	\$3,355
06002	Bloomfield	\$1,793	\$2,068	\$2,607	\$3,124	\$3,542
06010	Bristol	\$1,441	\$1,672	\$2,068	\$2,552	\$3,014
06013	Burlington	\$1,353	\$1,595	\$1,958	\$2,519	\$2,849
06016	Broad Brook	\$1,661	\$1,903	\$2,409	\$2,893	\$3,278
06019	Canton	\$1,463	\$1,683	\$2,123	\$2,541	\$2,893
06020	Canton	\$1,408	\$1,617	\$2,046	\$2,453	\$2,783
06022	Collinsville	\$1,463	\$1,683	\$2,123	\$2,541	\$2,893
06023	East Berlin	\$1,397	\$1,606	\$2,024	\$2,431	\$2,750
06026	East Granby	\$1,210	\$1,397	\$1,760	\$2,112	\$2,398
06029	Ellington	\$1,716	\$1,969	\$2,486	\$2,981	\$3,377
06032	Farmington	\$1,848	\$2,112	\$2,673	\$3,201	\$3,641
06033	Glastonbury	\$1,771	\$2,024	\$2,563	\$3,069	\$3,487
06034	Farmington	\$1,408	\$1,617	\$2,046	\$2,453	\$2,783
06035	Granby	\$1,474	\$1,694	\$2,145	\$2,574	\$2,915
06037	Berlin	\$1,452	\$1,661	\$2,101	\$2,519	\$2,860
06040	Manchester	\$1,408	\$1,617	\$2,046	\$2,453	\$2,783
06041	Manchester	\$1,408	\$1,617	\$2,046	\$2,453	\$2,783
06042	Manchester	\$1,694	\$1,947	\$2,453	\$2,937	\$3,333
06043	Bolton	\$1,232	\$1,419	\$1,793	\$2,145	\$2,442
06045	Manchester	\$1,408	\$1,617	\$2,046	\$2,453	\$2,783
06050	New Britain	\$1,408	\$1,617	\$2,046	\$2,453	\$2,783
06051	New Britain	\$1,133	\$1,309	\$1,650	\$1,980	\$2,244
06052	New Britain	\$1,287	\$1,485	\$1,870	\$2,244	\$2,541
06053	New Britain	\$1,331	\$1,529	\$1,936	\$2,321	\$2,629
06059	North Canton	\$1,463	\$1,683	\$2,123	\$2,541	\$2,893
06060	North Granby	\$1,496	\$1,716	\$2,156	\$2,651	\$2,937
06062	Plainville	\$1,166	\$1,342	\$1,694	\$2,035	\$2,299
06066	Vernon/Rockville	\$1,485	\$1,705	\$2,156	\$2,585	\$2,937
06067	Rocky Hill	\$1,760	\$2,024	\$2,552	\$3,058	\$3,476
06070	Simsbury	\$2,057	\$2,365	\$2,981	\$3,575	\$4,059
06071	Somers	\$1,331	\$1,529	\$1,925	\$2,310	\$2,618
06072	Somers	\$1,430	\$1,639	\$2,068	\$2,475	\$2,816
06073	South Glastonbury	\$1,529	\$1,760	\$2,222	\$2,662	\$3,025
06074	South Windsor	\$1,749	\$2,013	\$2,541	\$3,047	\$3,454
06075	Stafford Springs	\$1,430	\$1,639	\$2,068	\$2,475	\$2,816
06076	Stafford Springs	\$1,221	\$1,397	\$1,760	\$2,123	\$2,409
06077	Stafford Springs	\$1,430	\$1,639	\$2,068	\$2,475	\$2,816
06078	Suffield	\$1,430	\$1,639	\$2,068	\$2,475	\$2,816
06080	Suffield	\$1,430	\$1,639	\$2,068	\$2,475	\$2,816
06081	Tariffville	\$1,287	\$1,485	\$1,870	\$2,244	\$2,541



FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Waterbury-Shelton, CT MSA FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,246	\$1,445	\$1,788	\$2,210	\$2,608
FY 2025 FMR	\$1,349	\$1,572	\$1,967	\$2,439	\$2,838

Bristol town, CT is part of the **Waterbury-Shelton, CT MSA**, which consists of the following towns: Shelton town (Naugatuck Valley Planning Region), CT; Bristol town (Naugatuck Valley Planning Region), CT; Middlebury town (Naugatuck Valley Planning Region), CT; Naugatuck town (Naugatuck Valley Planning Region), CT; Prospect town (Naugatuck Valley Planning Region), CT; Southbury town (Naugatuck Valley Planning Region), CT; Waterbury town (Naugatuck Valley Planning Region), CT; Wolcott town (Naugatuck Valley Planning Region), CT; Bethlehem town (Naugatuck Valley Planning Region), CT; Plymouth town (Naugatuck Valley Planning Region), CT; Thomaston town (Naugatuck Valley Planning Region), CT; Watertown town (Naugatuck Valley Planning Region), CT; and Woodbury town (Naugatuck Valley Planning Region), CT. All information here applies to the entirety of the Waterbury-Shelton, CT MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the



City of Bristol
Bristol, Connecticut

FAIR RENT COMMISSION

NOTICE OF HEARING

NOTICE is given that a hearing will be held in the matter of _____ (Tenant) and _____ (Landlord) regarding the tenant's complaint about the *increase in rent; condition of the premises; reduction in services* for property known as _____, Bristol, Connecticut.

The hearing will be held on _____ at 6:00 PM at the Bristol City Hall, 111 N. Main Street, 3rd floor, Bristol, Connecticut.

The landlord and tenant are informed that:

1. The landlord is prohibited from retaliating against the tenant due to the filing of the complaint. See enclosure for some examples of prohibited retaliation.
2. Until a decision on the complaint is made by the Commission, the tenant shall pay the amount of the last rent prior to the increase complained of or, if there is no such increase, the last agreed upon rent.
3. The landlord cannot bring an eviction for non-payment of rent against a tenant who continues to pay the last agreed-upon rent during the pendency of the Fair Rent Commission proceeding.

You may be contacted by assistant city attorney Jonathan Donovan (860) 584-6145 (jonathandonovan@bristolct.gov) to discuss settling your case prior to your hearing. The mayor has designated Attorney Donovan as a mediator. A mediator helps landlords and tenants reach a voluntary agreement. You do not have to meet with him. You do not have to agree to anything. You have a right to have a hearing before this commission. But if you work out an agreement, you have a resolution of your case that is acceptable to you.

Enclosed are copies of:

1. the complaint (___ pages);
2. the prohibition on retaliation by the landlord (1 page);
3. standards for determination of excessive rent (1 page) and,
4. the hearing procedure (1 page).

/s/ Jon P. FitzGerald

Per Jon P. FitzGerald, chairperson

DATED: _____, 2026

PROHIBITION ON RETALIATION BY LANDLORD

Sec. 12-186. Retaliation

(a) No landlord shall engage in retaliatory actions. Retaliatory actions by a landlord include but are not limited to the following:

(1) Engaging in any action prohibited by General Statutes § 47a-20 or § 21-80a within six months after any event listed in such statutes, including but not limited to within six months after the tenant has filed a complaint with the Commission;

(2) Refusing to renew the lease or other rental agreement of any tenant; bringing or maintaining an action or proceeding against the tenant to recover possession of the dwelling unit; demanding an increase in rent from the tenant; decreasing the services to which the tenant has previously been entitled; or verbally, physically or sexually harassing a tenant because a tenant has filed a complaint with the fair rent commission;

(3) Engaging in any other action determined by the Commission, after a hearing, to constitute landlord retaliation as set forth in General Statutes § 7-148d (b).

(b) In the initial notice scheduling a hearing or conciliation on a complaint, and in its notice of decision, the Commission shall include notice, in plain language, to landlords and tenants that retaliatory actions against tenants are prohibited.

(c) Any tenant who claims that the action of his or her landlord constitutes retaliatory action may file a notice of such claim with the Commission. If the Commission determines, after a hearing, which hearing shall be expedited, that a landlord has retaliated in any manner against a tenant because the tenant has complained to the Commission, the Commission may order the landlord to cease and desist from such conduct and order the landlord to withdraw or remediate such conduct as has already occurred.

FAIR RENT COMMISSION HEARING GUIDELINES

1. Reports from city officials.
2. The commission members and alternates may ask the city officials questions.
3. Presentations by tenant and landlord:
 - a. Tenant explains in relevant, non-repetitive testimony why the *increase in rent; condition of the premises; reduction in services* is unfair and unconscionable. See attached Determination of Excessive Rent.
 - b. Landlord explains in relevant, non-repetitive testimony why the *increase in rent; condition of the premises; reduction in services* is not unfair and unconscionable. See attached Determination of Excessive Rent.
 - c. Tenant then has two minutes to respond to the landlord's comments.
 - d. Landlord has two minutes to respond to the tenant's comments.
 - e. The tenant may ask the landlord relevant questions regarding the landlord's testimony.
 - f. The landlord may ask the tenant relevant questions regarding the tenant's testimony.
4. The commission members and alternates may ask the tenant questions.
5. The commission members and alternates may ask the landlord questions.
6. Discussion by commission members and alternates regarding the complaint.
7. Vote by commission members and seated alternates on the complaint.

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Sec. 12-183. Determination of Excessive Rent

(a) 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 rents charged for the same number of rooms in other housing accommodations in the same and in other areas of the municipality;

(2) The sanitary conditions existing in the housing accommodations in question;

(3) The number of bathtubs or showers, flush waste 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 City of Bristol and the General Statutes of the State of Connecticut 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; and

(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.

(b) Nothing in this section shall preclude the Commission from considering other relevant circumstances.

(c) The rent of a tenant protected by General Statutes. § 47a-23c who files a complaint with the Commission pursuant to General Statutes. § 47a-23c (c) (2) may be increased only to the extent that such increase is fair and equitable, based on the criteria set forth in General Statutes § 7-148c.

Adopted by City Council on 4/11/2023
Effective Date: 4/28/2023

ARTICLE XII. FAIR RENT COMMISSION

Sec. 12-180. Fair Rent Commission Creation; membership

- (a) Pursuant to and in conformity with General Statutes §§ 7-148b through 7-148f, 47a-20 and 47a-23c, there is hereby created a Fair Rent Commission to carry out the purposes, duties, responsibilities and all provisions of the above-described sections and any other sections of the statutes, as they may be amended from time to time, pertaining to fair rent commissions.
- (b) The Commission shall consist of seven (7) members and three (3) alternates, all of whom shall be residents of the City of Bristol. Of the seven (7) members, two (2) shall have been landlords for at least one year prior to appointment ("landlord member"); two (2) shall have been tenants for at least one year prior to appointment ("tenant member"); and three (3) shall be electors who were not a landlord or a tenant at the time of appointment nor have been a landlord or a tenant for at least one year prior to their appointment ("elector member"). Among the alternate members, one (1) shall be a landlord, one (1) shall be a tenant, and one (1) shall be an elector who is neither a landlord nor a tenant. Each alternate member shall have the same qualifications as above.
- (c) The members and alternates shall be nominated by the mayor and appointed by the city council.
- (d) Members of the Commission shall be appointed for staggered terms of three (3) years. One (1) landlord member, one (1) tenant member, and one (1) elector member shall be appointed for a three (3) year term. One (1) landlord member, and one (1) elector member shall be appointed for an initial term of two (2) years. One (1) tenant member and one (1) elector member shall be appointed for an initial term of one (1) year. Thereafter, members shall be appointed for terms of three (3) years.
- (e) Alternates of the Commission shall have the same requirements as in paragraph (d) above and shall be appointed for staggered terms of three (3) years. The elector who is not a landlord nor a tenant shall be appointed for a three-year term. The landlord alternate shall be appointed for an initial term of two (2) years. The tenant alternate shall be appointed for an initial term of one year. Thereafter, alternates shall be appointed for terms of three (3) years.

(f) Reappointment of members and alternates shall be by nomination of the mayor and appointment by the city council, provided that a member or alternate who has served two successive three-year terms is not eligible for reappointment until at least one year has elapsed.

(g) The vacancy of a member shall be filled by the chair of the Commission for the balance of the term with the landlord alternate selected to fill a landlord vacancy, the tenant alternate selected to fill a tenant vacancy, and the elector who is neither a landlord nor a tenant selected to fill the elector who is neither a landlord nor a tenant vacancy. A vacancy of an alternate shall be filled by nomination of the mayor and appointment by the city council. A vacancy is created if (1) a member or alternate ceases to be a resident in the City of Bristol (2) the elector member or elector alternate becomes a landlord or tenant during their appointed term, or (3) a landlord member or landlord alternate ceases to be a landlord in the City of Bristol, or (4) a tenant member or tenant alternate ceases to be a tenant in the City of Bristol.

(h) A quorum shall consist of four (4) members or seated alternates.

(i) The Commission shall elect a chair, vice-chair and secretary annually.

(j) Members and alternates shall serve without compensation.

Sec. 12-181. Definitions

Unless the context specifically indicates otherwise, the meaning of terms used in this ordinance shall be as follows:

- (a) Commission shall mean the Fair Rent Commission of the City of Bristol, Connecticut.
- (b) Housing accommodation shall mean any building or structure, wholly or in part, containing living quarters occupied or fairly intended for occupancy as a place of residence, with any land or buildings appurtenant thereto and any services, furniture and facilities supplied in connection therewith except: A hospital, convent, monastery, asylum, public institution, government owned property, or college or school dormitory or any such accommodation which is operated or used exclusively for charitable or educational purposes.

- (c) Landlord shall mean any person who leases, subleases, rents, permits or suffers the occupancy of any housing accommodation, including a person who manages a housing accommodation owned by someone else.
- (d) Person shall mean any individual, firm, company, association, corporation or group.
- (e) Rent shall mean periodic payments to be made to the landlord under a rental agreement.
- (f) Rental agreement shall mean an agreement, written or oral, and valid rules and regulations embodying the terms and conditions concerning the use and occupancy of a housing accommodation.
- (g) 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, and includes any charge that is already in effect;
- (h) Seasonal basis shall mean housing accommodations rented for a period or periods aggregating not more than 120 days in any one calendar year.
- (i) Tenant shall mean any person who leases or rents, whether by written or oral lease who in any other legal way occupies any housing accommodation, as a residence for said person and/or said person's immediate family.

Sec. 12-182. Powers of the Commission

- (a) The Commission's powers shall include the power to:
 - (1) Receive complaints, inquiries, and other communications concerning alleged excessive rental charges and alleged violations, including retaliation, of General Statutes §§ 7-148b to 7-148f, inclusive, General Statutes § 47a-20, General Statutes 21-80a and General Statutes § 47a-23c in housing accommodations, except those accommodations rented on a seasonal basis, within its jurisdiction, which jurisdiction shall include mobile manufactured homes and mobile manufactured home park lots.
 - (2) Make such studies and investigations regarding rental housing within the City of Bristol as are appropriate to carry out the duties and responsibilities delegated hereunder, and subject to the terms, limitations and conditions set forth herein;
 - (3) Conduct hearings on complaints or requests for investigation submitted to it by any person, subject to the terms, limitations and conditions as set forth herein;

- (4) 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;
 - (5) Determine, after a hearing as set forth herein, whether or not the rent for any housing accommodation is so excessive as to be harsh and unconscionable;
 - (6) Determine, after a hearing as set forth herein, whether the housing accommodation in question fails to comply with any municipal ordinance or state statute or regulation relating to health and safety;
 - (7) Determine, after a hearing as set forth herein, whether a landlord has engaged in retaliation in violation of Section 12-186 below and make such orders as are authorized herein;
 - (8) Order a reduction of any excessive rent to an amount which is fair and equitable, and make such other orders as are authorized herein;
 - (9) Order the suspension or reduction 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 any municipal ordinance or state statute or regulation relating to health and safety;
 - (10) Establish an escrow account with a local bank or financial institution into which it shall deposit all rent charges or other funds paid to it pursuant to Section 12-185 herein; and
 - (11) Carry out all other provisions of General Statutes §§ 7-148b to 7-148f, inclusive, General Statutes § 47a-20, 21- 80a and General Statutes § 47a-23c as now existing and as hereinafter amended, as they apply to fair rent commissions.
- (b) The Commission may adopt rules for the transaction of business subject to the approval of the city council.

Sec. 12-183. Determination of Excessive Rent

- (a) 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 rents charged for the same number of rooms in other housing accommodations in the same and in other areas of the municipality;
 - (2) The sanitary conditions existing in the housing accommodations in question;
 - (3) The number of bathtubs or showers, flush waste 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 City of Bristol and the General Statutes of the State of Connecticut 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; and
 - (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.
- (b) Nothing in this section shall preclude the Commission from considering other relevant circumstances.
- (c) The rent of a tenant protected by General Statutes, § 47a-23c who files a complaint with the Commission pursuant to General Statutes, § 47a-23c (c) (2) may be increased only to the extent that such increase is fair and equitable, based on the criteria set forth in General Statutes § 7-148c.

Sec. 12-184. Procedures and Hearing on Complaints

- (a) Complaint forms may be obtained from the town clerk. Completed complaint forms shall be filed with the town clerk. Upon receipt of a complaint, the town clerk shall forward the complaint by electronic mail to the members and alternates.
- (b) Upon the filing of a complaint, the Commission shall promptly notify all parties in writing of the receipt of the complaint. Such notice shall also inform the parties that the landlord is prohibited from retaliating against the tenant due to the filing of the complaint. It shall also inform the parties that, until a decision on the complaint is made by the Commission, the tenant's liability shall be for the amount of the last rent prior to the increase complained of or, if there is no such increase, the last agreed-upon rent, and that an eviction based upon non-payment of rent cannot be initiated against a tenant who continues to pay the last agreed-upon rent during the pendency of the Fair Rent Commission proceeding.
- (c) If a complaint alleges housing conditions that violate a housing, health, building or other code or statute, the Commission shall notify the appropriate municipal office or agency, which may then concurrently exercise its own powers. In addition, the Commission may request that the appropriate municipal official or agency promptly investigate and provide a report to the Commission.
- (d) Members and alternates may conduct an inspection of the rental unit.
- (e) If two or more complaints are filed against the same landlord by tenants occupying different rental units in the same building, complex, or mobile home park that appear to raise the same or similar issues, the Commission may consolidate such claims for hearing.
- (f) Members, alternates, and municipal staff as designated by the mayor may, to the extent practicable, serve as informal conciliators and encourage the parties to the complaint to reach a mutually satisfactory resolution through informal conciliation. Members and alternates who serve as conciliators shall not participate in the hearing on the complaint. Any agreement to resolve the complaint shall be in writing and signed by the parties.
- (g) A hearing on the complaint shall be scheduled no later than thirty (30) days after the filing of the complaint, unless impracticable. Written notice of the date, time, and place of the hearing shall be given to the parties to the complaint at least ten (10) days prior to the hearing by first class, certified mail, or electronic mail.
- (h) All parties to a hearing shall have the right to be represented, to cross-examine witnesses, to examine documents introduced into evidence, and to call witnesses

and introduce evidence. The testimony taken at a hearing shall be made under oath. Hearings shall be recorded.

- (i) If there is insufficient time to complete a hearing or for other cause, the Commission shall have the power to adjourn the hearing to another time and date.
- (j) No sale, assignment, transfer of the housing accommodation in question or attempt to evict the tenant shall be cause for discontinuing any pending proceeding nor shall it affect the rights, duties and obligations of the Commission or the parties.
- (k) The tenant shall either file a copy of any written lease with the complaint or bring a copy to the hearing.

Sec. 12-185. Rent Reduction Order and Repairs

- (a) The Commission shall render its decision at the same meeting at which the hearing on the complaint is completed or within thirty (30) days following such date, unless impracticable. In accordance with the state Freedom of Information Act, both the hearing itself and the deliberation by the Commission shall be open to observation by the public. Until a decision on the complaint is made by the Commission, the tenant's liability shall be for the amount of the last rent prior to the increase complained of or, if there is no such increase, the last agreed-upon rent.
- (b) Decisions are effective when issued in writing and sent to the landlord and tenant by first class mail, certified mail, certified mail with return receipt, or electronic mail.
- (c) 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 Section 12-183, 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, effective the month in which the tenant filed the complaint. A Commission's orders may include, but are not limited to, a reduction in a rental charge or proposed rent increase; a delay in an increased rental charge until specified conditions, such as compliance with municipal code enforcement orders, have been satisfied; or a phase-in of an increase in a rental charge, not to exceed a fair and equitable rent, in stages over a period of time. Commission orders shall be effective for at least one (1) year from the date of issuance, unless the Commission otherwise orders.
- (d) If the Commission determines after a hearing that a housing accommodation fails to comply with any municipal ordinance or state statute or regulation relating to

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health and safety, the Commission may order the suspension or reduction of further payment of rent by the tenant until such time as the landlord makes the necessary changes, repairs or installations to bring the housing accommodation into compliance with such laws, statutes, or regulations. If the Commission's order constitutes a complete suspension of all rent, the rent during such period shall be paid to the Commission to be held in escrow subject to such ordinances or provisions as may be adopted by the City of Bristol. Upon the landlord's full compliance with such ordinance, statute or regulation for which payments were made into such escrow, the Commission shall determine after hearing such distribution of the escrowed funds as it deems appropriate.

(e) During the pendency of a complaint, the Commission may have a tenant pay all or part of any proposed increase in rent charge to the Commission to be placed in an escrow. The amounts collected will be refunded to the tenant if the tenant prevails on the complaint or will be forwarded to the landlord if the complaint is dismissed.

Sec. 12-186. Retaliation

(a) No landlord shall engage in retaliatory actions. Retaliatory actions by a landlord include but are not limited to the following:

(1) Engaging in any action prohibited by General Statutes § 47a-20 or § 21-80a within six months after any event listed in such statutes, including but not limited to within six months after the tenant has filed a complaint with the Commission;

(2) Refusing to renew the lease or other rental agreement of any tenant; bringing or maintaining an action or proceeding against the tenant to recover possession of the dwelling unit; demanding an increase in rent from the tenant; decreasing the services to which the tenant has previously been entitled; or verbally, physically or sexually harassing a tenant because a tenant has filed a complaint with the fair rent commission;

(3) Engaging in any other action determined by the Commission, after a hearing, to constitute landlord retaliation as set forth in General Statutes § 7-148d (b).

(b) In the initial notice scheduling a hearing or conciliation on a complaint, and in its notice of decision, the Commission shall include notice, in plain language, to landlords and tenants that retaliatory actions against tenants are prohibited.

(c) Any tenant who claims that the action of his or her landlord constitutes retaliatory action may file a notice of such claim with the Commission. If the Commission determines, after a hearing, which hearing shall be expedited, that a landlord has retaliated in any manner against a tenant because the tenant has complained to the Commission, the Commission may order the landlord to cease and

desist from such conduct and order the landlord to withdraw or remediate such conduct as has already occurred.

Sec. 12-187. Appeals

Any person aggrieved by any order or decision of the Commission may appeal to the Superior Court within thirty (30) days of the issuance of the written notice of the decision to the parties. Such notice shall include notice of the right to appeal, the court to which an appeal may be taken, and the time in which an appeal must be filed. Unless otherwise directed by the Commission or the court, the filing of an appeal shall not stay any order issued by the Commission.

Sec. 12-188. Failure to Comply with Commission Orders

(a) 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 § 7-148e is pending, or who violates any other provision of this chapter or General Statutes § 47a-20 or 21-80a or who refuses to obey any subpoena, order or decision of the Commission pursuant thereto shall be fined not less than \$25 nor more than \$100 for each offense or such other penalties and fines as permitted by law. If such offense continues for more than five days, it shall constitute a new offense for each day it continues to exist thereafter.

(b) The Commission, in its own name or through the municipality, may bring a civil action to any court of competent jurisdiction or take any other action in such a court to enforce any order of the Commission made pursuant to this subchapter, or to enjoin a violation or threatened violation of any order of the Commission.

Sec. 12-189. Landlord request for reconsideration

A landlord may request that the Commission reconsider a decision:

- (a) Within sixty days of the issuance of the decision if the landlord claims that notice of the hearing and decision were not received.
- (b) If the landlord shall have corrected violations after an order reducing the rent, and if the rent has been reduced solely because of such violations, the landlord may petition the Commission for reinstatement of the original rent and for payment to him of the rent held in escrow.
- (c) If the landlord shall have corrected such violations after the order reducing the rent, but the rent had not been reduced solely because of such violations, the landlord may petition the Commission for an order fixing a fair and equitable rent for such housing accommodation in light of its condition at the time of the landlord's petition, and for the payment to the landlord of the rent held in the escrow account.

Fair Rent Commission Draft Criteria Evaluation Worksheet

This draft worksheet is for a commissioner's note taking in your evaluation of a rent complaint. It sets forth the criteria to be considered pursuant to Section 12-183 of the Bristol Code of Ordinances and applicable provisions of Connecticut General Statutes.

1. Consider only competent, credible evidence in the record.
2. Provide concise comments for your selection.
3. Not every criterion will apply to every complaint.

No.	Criterion	Comments	Evidence supports granting the complaint (deny rent increase)	Evidence supports denying the complaint (permit rent increase)
1	Comparable rents in same or other areas of the municipality			
2	Sanitary conditions of the accommodation			
3	Number of bathrooms, sinks, and lavatory facilities			
4	Services, furniture, furnishings, and equipment provided			
5	Size and number of bedrooms			

6	Repairs needed to make the unit reasonably livable			
7	Taxes and overhead expenses			
8	Compliance with City ordinances and Connecticut health and safety statutes			
9	Income of the petitioner and availability of accommodations			
10	Availability of utilities			
11	Tenant-caused damages beyond ordinary wear and tear			
12	Amount and frequency of rent increases			
13	Reinvestment of increased rent into property improvements			
a	Number of apts in building			
b	If 5 or more apts in building, is a resident 62 y.o. or older	"fair and equitable"		
c	If 5 or more apts in building, is a	"fair and equitable"		

	resident a person with a physical or mental disability				
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DRAFT WORKSHEET