

The Commission makes its decision based on the following factors that Connecticut law lists for consideration:

- 1.** The rents charged for similar apartments in the city or neighborhood
- 2.** The health and safety conditions of your apartment
- 3.** The number of bathtubs, or showers, toilets, and sinks in your apartment
- 4.** Services (such as utilities, furniture, furnishings and equipment) supplied by the landlord
- 5.** The size/ number of bedrooms in the apartment
- 6.** The repairs needed to make your apartment livable
- 7.** The amount of taxes and other expenses of the landlord
- 8.** Whether your apartment complies with the Town housing code and State statutes relating to health and safety
- 9.** Your income and whether there are other apartments you can afford
- 10.** What utilities you have in the unit, and whether you or the landlord pays for them
- 11.** Damages, other than ordinary wear and tear, which you have caused to the apartment
- 12.** How much the landlord has raised your rent in the past
- 13.** How much of the rent increase will be used to improve the apartment and building

Other Helpful Resources:

Rights & Responsibilities of Landlords and Tenants in Connecticut

jud.ct.gov/Publications/hm031.pdf

Connecticut Fair Housing Center

ctfairhousing.org
860.247.4400

Security Deposits & Rent Increases

ctlawhelp.org/en/security-deposit-laws-rent-increases

Tenants' Rights with Repairs

ctlawhelp.org/en/repairs-tenants-rights-housing-code

Evictions & Lockouts

ctlawhelp.org/en/evictions-process-laws-connecticut



Bloomfield Fair Rent Commission

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Bloomfield, CT 06002

Email: lweisel@bloomfieldct.gov
Phone: (860) 769-3599

bloomfieldct.gov/fair-rent-commission



BLOOMFIELD FAIR RENT COMMISSION

Your Guide to Fair Rent in Bloomfield

The Bloomfield Fair Rent Commission exists to maintain reasonable rental rates and facilitate fair rental increases on residential properties in the town.

Any tenant living in Bloomfield is eligible to file a complaint with the Commission.

The Commission will investigate and act on complaints & inquiries, and will make appropriate referrals.

Who is the Fair Rent Commission?

The Fair Rent Commission was established by Bloomfield town ordinance, and is made up of five town residents appointed to the Commission who serve voluntarily and without compensation for a renewable term. The Director of Health also serves on the Commission as a non-voting member.

What does the Fair Rent Commission do?

1. Provides Information

The Town of Bloomfield can provide information to landlords and tenants regarding their individual rights and responsibilities. The town staff responds to telephone calls, and accepts walk-ins and appointments.

2. Resolves Complaints

The town staff receives complaints from tenants about apartment rental increases and security deposits. The Commission Chair and town staff communicate and work with other town departments to investigate and resolve the complaints.

If the Commission Chair and town staff cannot mediate problems between the landlord and tenant, the Commission holds a public hearing.



How do I know if I can file a fair rent complaint?

If you are a resident of the town of Bloomfield and believe your rent or rent increase is unfairly high, you may file a complaint. (Non-Bloomfield residents, call 211 to find the Fair Rent Commission in your town).

You may also file a complaint if your landlord wants to charge for utilities/services when they are included in the rent or are shared by all tenants.



How do I file a complaint?

Complaint forms are available online at bloomfieldct.gov/fair-rent-commission or in-person at the Town Manager's Office at Bloomfield Town Hall (800 Bloomfield Ave).



I filed a complaint with the Fair Rent Commission. What's next?

The Commission will respond to your complaint in writing, within seven business days of receiving your complaint, outlining next steps.

The Fair Rent Commission has the power to decide whether a rent increase or rent charged to a tenant is unfairly high.



How does the Fair Rent Commission make its decision?

After receiving the complaint, the Commission may, as needed, do one or more of the following: 1) refer the tenant to the appropriate town departments (i.e. health, building, social services); 2) mediate problems between the landlord and tenant; 3) hold a public hearing.

Commission decisions are based on the 13 factors that Connecticut law lists for consideration in Fair Rent cases. *(The blue page in this brochure lists all 13 factors).*



If there is a hearing, what happens next?

1. The Commission can decide that the rent increase is fair, and order the tenant to pay it.
2. The Commission can decide that the rent increase is unfair **AND** set the rent at a fair, market rate level and order the landlord to accept that amount **OR** decide that the rent increase has to be phased- in gradually **OR** delay a rent increase until repairs are made.

The Commission can also vote to cease all rent until the Commission has come to an agreement with the landlord and tenant.