



ra Peterkin, Co- Chair
Lombardo, Co-Chair
Maira Colangelo
Steven Kolenberg

CITY OF STAMFORD
SOCIAL SERVICES COMMISSION

CONSIDERATIONS IN DETERMINING RENTAL CHARGE TO BE EXCESSIVE

According to Connecticut General Statutes C.G.S 7-148c, In determining whether a rental charge or proposed increase in a rental charge is too excessive with due regard to all the circumstances as to be harsh and unconscionable, the City of Stamford Social Services Commission shall consider the following circumstances:

1. The rents charges 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 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, including debt service, thereof;
8. Whether the accommodations are in compliance with the ordinances of the municipality and the 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.