



Justin Elicker
Mayor

OFFICE OF THE CORPORATION COUNSEL

165 Church Street 4th Floor, New Haven 06510
Tel: 203.668.9282 Facsimile: 203.946.7942
www.newhavenct.gov



Patricia A. King
Corporation Counsel

March 20, 2025

The Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church St, 2nd Fl
New Haven, CT 06510

RE: ORDINANCE AMENDMENT OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN UPDATING THE PROCESSES FOR RESIDENTIAL LICENSING

Dear President Walker-Myers:

The Director of the Livable City Initiative submits the attached proposed amendment to Chapter 17, the City's Residential Rental Business Licensing Ordinance.

The primary purpose of the proposal is to amend the City's Residential Rental Licensing procedures to align with current state statutory requirements, including 1) clarifying the citation and hearing enforcement procedure for violations, and 2) to mirroring the City Fair rent ordinance which protects tenants from Retaliation consistent with Connecticut Statutes, and 3) updating the current tiered license structure in light of new enforcement under the Housing Code. Chapter 17 references the outdated anti-blight ordinance procedure for enforcing violations. For example, with landlord LLCs, property managers, and staff constantly changing, maintaining up to date mailing addresses for landlords often proves difficult. C.G.S. 7-152c, allows the city to simply send notices to the address the owner has listed with the city tax assessor's office. By amending the licensing ordinance to align with state statute, the City will be better able to enforce the licensing program and increase accountability for property owners in the city who operate residential rental businesses.

This amendment will not have a fiscal impact on the City in terms of personnel.

The proposed amendment also proposes other minor clarifications to the process and updates the language to accommodate gender neutrality.

I urge your favorable review and action on this matter. If you have any questions or if you require any further information, please feel free to contact me.

Very Truly yours,
Sinclair Williams, Assistant Corporation Counsel, LCI