

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDINANCE AMENDMENT OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN updating the processes for residential licensing.

Submitted by: Sinclair Williams, Assistant Corporation Counsel, LCI

REPORT: 1666-09

ADVICE: Approve.

BACKGROUND

This request comes from Sinclair Williams, Assistant Corporation Counsel, Livable City Initiative (LCI).

This proposal will 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) aligning with 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.

It also:

- includes clarification about providing contact information in cases where the owner or operator of a residential rental property is a corporation, partnership, LLC, or other legal entity.
- proposes other minor clarifications to the process, minor grammatical updates, and updates the language to accommodate gender neutrality.

HISTORY

Chapter 17 of the New Haven Housing Code references the outdated anti-blight ordinance procedure for enforcing violations.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.

PLANNING CONSIDERATIONS

This amendment is aligned with the City of New Haven's goals to address blight and ensure property within the City is maintained for the purposes of public health, safety, and welfare.

ADVICE

Recommend approval.

ADOPTED: May 21, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department