



## **LIST OF CRITERIA FOR EVALUATING RENTAL CHARGES**

To determine whether a rental charge or a proposed increase in a rental charge is excessive, with due regard to all pertinent circumstances, so as to be harsh and unconscionable, the Commission shall consider the following standards and circumstances relative to the type of dwelling:

1. The rents charged for the same number of rooms in other dwellings in the same and in other areas of the municipality;
2. the sanitary conditions existing in the dwelling;
3. the number of bathtubs or showers, flush toilets, 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 the dwelling reasonably livable for the occupants accommodated;
7. the amount of taxes and overhead expenses, including debt service borne by the landlord thereof;
8. whether the dwelling is in compliance with Town of New Milford's ordinances and the Connecticut General Statutes relating to health and safety;
9. the income of the petitioner and the availability of dwellings;
10. the availability of utilities;
11. damages inflicted on the premises by the tenant exclusive of 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 dwelling.