

Name: John Souza

Title: President

Organization or Agency: CT Coalition Of Property Owners

Topic: HB06657 - AAC NONCONSENSUAL TOWING.

Opposes

Testimony:

Testimony from John Souza of the Connecticut Coalition of Property Owners (CCOPO)
Before the Transportation Committee 2/15/2023

Good afternoon esteemed members of the Housing Committee. My name is John Souza and I volunteer as President of the Connecticut Coalition of Property Owners and I'm a full-time landlord. The Connecticut Coalition of Property Owners (CCOPO) is one of Connecticut's largest landlord/property owner organizations. CCOPO has affiliates in Enfield, Windham, Hartford, New Haven, Bridgeport, New Britain and Stamford, as well as the CT Association of Real Estate Investors (CAREI) in West Hartford. Our members own thousands of rental units throughout Connecticut, consisting of mostly small and medium sized landlords.

For over 20 years CCOPO has been a constructive voice for responsible landlords on such issues as: nuisance abatement, bedbugs, domestic violence and many others. We are here to represent the responsible small to midsize housing providers, and most members are local residents of the towns they serve. These small business people often have other jobs as well as operating their property part time nights and weekends. We often know our tenants by their first names and value the relationship that benefits us both.

Oppose

RHB 6657 AN ACT CONCERNING NONCONSENSUAL TOWING.

24 hour notice before towing is not a realistic way to operate a parking lot for apartments or stores. This proposal will cause chaos in most apartment communities and will lead residents to physical conflicts.

- Residents will be inconvenienced when a trespasser takes their assigned spot and there are no consequences other than a warning notice. What if there are no extra parking spots?
- Small commercial plazas will have no control over their lots for daily parking of customers (RVs, commuters, the guy working next door will just park there because there are no consequences) again inconveniencing everyone.
- When rule violators have 24 hours to move their cars, and can repeatedly get warning notices without getting towed they will only continue the bad behavior.

ALSO, not allowing automatic removal of unauthorized vehicles by contract will repeatedly inconvenience the good tenants and good business owners that are trying to peacefully use their property.

- Why should the government be able to tell me whom I can tow off my private property let alone what kind of contract I can have with my towing provider?

You are trying to protect the wrong people.

This is government overreach!

John Souza

President

CT Coalition of Property Owners (CCOPO)