

Senator Marilyn Moore
And Members of the Housing Committee

Proposed Bills – H.B. 5156

Tuesday 11am February 20th Rm 2B

IN OPPOSITION

Hello, my name is Lauren Tagliatela, and I am with Franklin Communities and a member of the Connecticut Apartment Association.

I am testifying against H.B. 5156, a bill that would severely limit our industry's ability to manage our communities appropriately.

H.B. 5156 – *An Act Requiring Notices of Rent Increases* requires that Housing Providers send a 60-day rent increase notice to residents protected under 47a-23c. This is a piece of legislation that the above mentioned S.B. 143 is eliminating, creating contradiction that will lead to the inability to enforce this in the future. The bill also references 'fair and equitable rent increases' without definition.

Mostly this bill is a hardship for the small "mom and pop" landlords. Smaller landlords tend to have one lease then after a year they will go month-to-month or have an oral agreement. A 60-day notice on a month-to-month tenant makes no sense. Nor does this make sense for short term leases like 3-month leases. No tenant that just moves in wants to receive a renewal notice 4 weeks into their tenancy.

The Connecticut Apartment Association represents over 67,000 apartment homes and we represent good companies who strive to provide good homes. We do not support bad actors and we believe that they should be held accountable for negatively affecting the quality of housing for Connecticut families. We supported bills last year to penalize such bad actors and will continue to do so. We support changes that will increase supply and we **ADVOCATE** for every bill that gets proposed this session to have a direct answer to the housing shortage crisis here in Connecticut. Please find ways to create bills that increase affordable apartment housing in our state. This bill does nothing toward that effort.

Lauren Tagliatela
Chief Community Officer

