



**HOME BUILDERS & REMODELERS ASSOCIATION  
OF CONNECTICUT, INC.**

435 Chapel Rd., Suite B., South Windsor, CT 06074  
Tel: 860-500-7796 Fax: 860-500-7798 Web: [www.hbact.org](http://www.hbact.org)

*Your Home  
Is Our  
Business*

**Housing Committee  
Public Hearing  
Testimony  
February 27, 2024**

**To:** Chairwomen Rep. Khan, Sen. Moore, Ranking Members Rep. Polletta, Sen. Sampson, and distinguished Members of the Housing Committee

**From:** Jim Perras, CEO

**Testimony:** S.B. No. 207 (RAISED) AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION. (Support)

S.B. No. 209 (RAISED) AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE CODE VIOLATIONS. (Support)

H.B. No. 5242 (RAISED) AN ACT CONCERNING THE COLLATERAL CONSEQUENCES OF CRIMINAL RECORDS ON HOUSING OPPORTUNITIES. (Oppose)

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) is a professional trade association with almost nine hundred business members statewide, employing tens of thousands of Connecticut residents. Our association of small businesses consists of residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry. We build between 70% to 80% of all new homes and apartments in Connecticut each year and engage in countless home remodeling projects.

**The HBRA of CT supports Senate Bill 207**, "An Act Concerning Housing Authority Jurisdiction," as it promotes the development of much-needed affordable housing. Expanding housing authority jurisdiction streamlines processes, facilitating the construction of affordable homes.

**The HBRA of CT also supports Senate Bill 209**, "An Act Concerning Nonresident Landlord Registration and Increasing Penalties For Repeat Building And Fire Code Violation." This bill strikes a balance by protecting tenants without unfairly burdening responsible landlords. Increasing penalties for repeat code violations encourages compliance, ensuring the safety of tenants, while nonresident landlord registration enhances accountability in the rental housing market.

The HBRA of CT respectfully opposes House Bill 5242. While the HBRA appreciates the intent of this bill we firmly believe that its unintended consequence would far exceed the benefits, if passed. The HBRA highlights the following concerns:

1. **Property Safety and Security:** Landlords have a responsibility to ensure the safety and security of their tenants and the property. Limiting background checks to a 3-year look back for felonies and a 1-year look back from the time of incarceration may hinder the landlord's ability to thoroughly assess potential risks associated with a tenant's criminal history.
2. **Protection of Other Tenants:** By limiting the information available to landlords, the bill may compromise the safety and well-being of other tenants within the property. Landlords need the flexibility to make informed decisions based on a comprehensive understanding of a tenant's background, especially when considering potential risks to the community.
3. **Preservation of Property Value:** The ability to conduct thorough background checks allows landlords to make decisions that protect the value of their properties. Without sufficient information, landlords may face challenges in maintaining a safe and desirable living environment, which can impact property values and the overall appeal of the community.
4. **Fairness to Law-Abiding Tenants:** Providing a protected class status to felons may raise concerns among law-abiding tenants who prioritize safety and security. Landlords should have the discretion to consider a tenant's criminal history as part of the overall evaluation process to create a harmonious living environment for all residents.
5. **Administrative Burden on Landlords:** The bill introduces additional administrative burdens on landlords by requiring them to consider the nature of the crime, its relationship to tenancy, and details regarding rehabilitation before making a rejection. This may lead to delays in the tenant selection process and increased workload for landlords.
6. **Exemptions for Certain Properties:** While the bill exempts single-family room rentals and owner-occupied multifamily units with four or fewer units, it may inadvertently create disparities in the application of these regulations. A more uniform approach to background check regulations could ensure consistency across different types of rental properties.
7. **Model Form Ambiguities:** Relying on a model form provided by the Connecticut Human Rights and Opportunities (CHRO) may introduce uncertainties and potential legal challenges for landlords.
8. **Impact on Rental Market Dynamics:** The proposed restrictions may have unintended consequences on the rental market dynamics by limiting the pool of qualified tenants for landlords. This could lead to increased competition for available housing, potentially resulting in higher rents and reduced housing affordability for all tenants.

**Once again, thank you for the opportunity to submit testimony in opposition to HB 5242 and in support of SB 207 and 209.**

