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Statement on

SB 143

AN ACT CONCERNING EVICTIONS FOR CAUSE

OPPOSE

**Submitted to the Housing Committee
By Connecticut REALTORS®**

February 20, 2024

Connecticut REALTORS® (CTR) submits testimony in **OPPOSITION** to **SB 143, AN ACT CONCERNING EVICTIONS FOR CAUSE**. CTR represents nearly 19,000 members involved in all aspects of real estate in Connecticut. CTR members work with tens of thousands of buyers, sellers, landlords and tenants annually.

SB 143 stated purpose is to require cause for the eviction of certain tenants and residents of mobile manufactured home parks. This invalidates an important part of a real estate contract, which is an expiration of the agreement. **Connecticut should not remove the sanctity of the terms of legal contracts.**

This bill would further damage efforts for more affordable housing units in Connecticut. Fewer property owners will be willing to provide rental units if they are not allowed to establish when the contract with a tenant may legally end. Tenants learn the terms of a lease prior to signing. If the terms are not acceptable to the tenant, then he/she/they should not sign the lease.

Any legislated mandate such as those in this proposal **will also cause some percentage of units to never be built.** Developers and property owners do not need to take on additional risks contemplated by proposals such as this which restricts contractual rights to the term of a lease.

Thank you for your consideration of our concerns related to the proposed legislation before your committee today. We urge you to **OPPOSE** the proposed legislation.