

Senator Marilyn Moore
and Members of the Housing Committee

Proposed Bills – S.B 143 and H.B. 5156

Tuesday 11am February 20th
Rm 2B

IN OPPOSITION

Hello, my name is Sheila Leach, and I represent the Home Builders & Remodelers Association of Central Connecticut. Our members have provided housing for thousands of residents across a wide range of incomes, including single individuals, families, young couples, and retirees. It's our priority to ensure that these residents have safe and well-maintained communities to call home.

I am here to voice our opposition to S.B. 143 and H.B. 5156, as they would severely impede our members' ability to manage their communities effectively. S.B. 143, for example, would restrict a housing provider's ability to send nonrenewals, nullify private contract end dates, alter eviction procedures for lease violations, convey squatter tenancy rights, and require notice of condominium conversions with right of first refusal to existing tenants. These changes would significantly hinder our members' ability to support and maintain their properties, ultimately impacting their ability to provide safe housing for residents.

H.B. 5156, on the other hand, requires housing providers to send a 60-day rent increase notice to certain residents, a requirement that S.B. 143 seeks to eliminate. This creates a contradiction that could lead to enforcement challenges in the future. Additionally, the bill references "fair and equitable rent increases" without providing a clear definition, which could lead to confusion and disputes.

It's important to note that we do not support bad actors in the housing industry and believe they should be held accountable. We supported bills last year aimed at penalizing such actors and will continue to do so. We advocate for changes that will increase housing supply and address the housing shortage crisis in Connecticut.

In conclusion, we urge you to consider the implications of these bills on housing providers and their ability to maintain safe communities for residents. Thank you for your time.