

**Name:** Louis Tagliatela, Jr

**Title:** Member

**Organization or Agency:** CTAA

**Topic:** HB05156 - AA REQUIRING NOTICES OF RENT INCREASES.

Opposes

**Testimony:**

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 Louis F. Tagliatela, Jr., and I am an owner of Franklin Construction along with my brother and sister. I am also a member of the Connecticut Apartment Association. During my over 50 years in the multifamily industry in Connecticut, I have housed generations of residents. I provide housing to single people and families, working professionals, students, and retirees, all from a range of backgrounds and incomes. I need to be able to provide safe communities for my residents. I am testifying against S.B. 143 and H.B. 5156, bills that would severely limit my ability to manage my communities appropriately.

S.B. 143 – An Act Concerning Evictions for Cause restricts a housing provider’s ability to send non-renewal notices, nullifies the end dates of private contracts, changes our ability to evict for lease violations, conveys tenancy rights to squatters, and requires notice of conversion to condominiums with the right of first refusal to the existing tenant. With these changes to the fundamental contract laws, this bill will negatively affect our ability to support and maintain the assets we own and our ability to provide safe and well-maintained housing for residents. By eliminating our ability to end a lease agreement at the time of the mutually agreed upon contract end date, this law effectively creates the potential for perpetual tenancy, undermining private property rights and the contract laws our country is founded on. These changes will restrict the ability for me as a housing provider to support and protect neighboring residents from lease-violating residents. We are not in the business of evictions but must be able to resolve issues for our lease-abiding residents.

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.

Housing providers want and need valued Connecticut residents. The Connecticut Apartment Association represents over 67,000 apartment homes and we represent good landlords throughout the association. We do not support bad actors and 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 apartment housing supply to address our housing crisis. S.B. 143 will discourage the creation of more rental housing making the current housing crisis worse.

Louis F. Tagliatela, Jr.

Franklin Construction