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**Testimony for Committee Bill 823**  
**AN ACT CONCERNING THE RECOVERY OF MUNICIPAL EXPENSES INCURRED IN**  
**THE REMOVAL, STORAGE AND SALE OF UNCLAIMED POSSESSIONS AND**  
**PERSONAL EFFECTS OF EVICTED TENANTS**

The Connecticut Apartment Association (CTAA), the state chapter of the National Apartment Association, represents over 22,000 units, the largest number of apartments represented by any association in the state. CTAA members consist of the states leading firms in the multifamily rental housing industry. The association's mission is to provide quality rental housing to residents of Connecticut. Our parent organization, the National Apartment Association, represents more than 6 million apartment homes throughout the United States and Canada. **Connecticut Apartment Association (CTAA)** is opposed to Committee Bill 823 because it further increases the financial burden on property owners for evictions.

As it stands, landlords in the state of Connecticut suffer prohibitively high costs in evicting tenants. First off, since the eviction process in the state is a relatively lengthy process, taking up to three months on average, landlords lose up to three months rent on each eviction. Secondly, landlords bear the burden of the legal costs associated with an eviction. Thirdly, landlords must cover the costs of repairing and cleaning an apartment often left in poor condition by evicted tenants. Fourth, landlords must reimburse state marshals for serving notices and inventorying any leftover property of evicted tenants. The fifth cost a landlord suffers is for hiring movers to transfer evicted tenants' possessions to the curbside or municipal storage facilities. To tack on to these costs, additional legal fees for a property owner to represent themselves against a municipality, potentially to reimburse the municipalities court fees and the costs of storing someone else's personal belongings is excessive.

A large portion of Connecticut's apartment industry consists of small landlords who own two-, three- and/or four-family dwellings. A loss of three months' rent on even one apartment is a serious financial burden that can put such small landlords out of business. Increasing the costs faced by small landlords jeopardizes an important segment of the apartment industry; a segment that provides a significant part of the affordable housing available in state of Connecticut where affordable housing is already lacking. By increasing the potential costs faced by this segment, a bill like 823, if passed, could necessitate an increase in rental rates in smaller multi-family dwellings. This is not in the interest of apartment owners or their tenants.

Sincerely,

Jay Adams  
CTAA Legislative Committee Chair