



**TESTIMONY
CONNECTICUT COUNCIL OF SMALL TOWNS (COST)
BEFORE THE
JUDICIARY COMMITTEE
MARCH 14, 2007**

**RE: S. B. No. 591 (COMM) AN ACT CONCERNING PERSONAL PROPERTY OF
EVICTED TENANTS.**

The Connecticut Council of Small Towns (COST) strongly supports sb-591, which would relieve towns of the unfunded state mandate to remove and store personal property that is left behind by evicted residential tenants.

State mandates place heavy financial burdens on towns and cities. The requirement that towns remove and store an evicted tenant's possessions is extremely costly and burdensome, particularly at a time when towns are struggling to provide residents with services without raising property taxes.

There are an estimated 2,500 residential evictions per year. Storage costs average between \$10 and \$15 per day, per eviction, for an average of 15 days. This can range from approximately \$12,000 to \$165,000 per municipality.

Requiring municipalities to remove and store possessions for evicted tenants also involves a substantial amount of paperwork and a considerable amount of time. This is of particular concern to small towns, which often lack the staff to devote to these requirements. Mandating responsibility for removing and storing an evicted tenant's possessions involves securing a moving truck to pick up and transport the property as well as efforts to inventory and store the possessions, most of which are worth very little.

What is troubling is that by requiring towns to remove and store such possessions, towns have been insinuated into what should be a landlord/tenant dispute. As a result, towns have very little recourse to minimize or manage costs in this area.

SB-591 appropriately addresses this problem by providing common sense measures for dealing with an evicted tenant's possessions.

We therefore urge you **to support SB-591** and relieve towns of the difficult burden associated with removing and storing an evicted tenant's possessions.