

Legal Assistance Resource Center

❖ of Connecticut, Inc. ❖

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S.B. 951 – Neighborhood protection

Banks Committee public hearing -- February 24, 2009

Testimony of Raphael L. Podolsky

Recommended Committee action : **APPROVAL OF THE BILL**
with minor amendments

This bill requires lenders that foreclose on vacant property to register the property with the town and to maintain it properly by replacing broken windows, removing graffiti, and maintaining landscaping. These requirements are essential to minimize the destabilizing impact on neighborhoods, and especially on urban neighborhoods, when houses are foreclosed, vacated, and not resold. We suggest two small changes in the wording of the bill:

(1) In l. 18-29, delete “as a result of an execution of ejectment pursuant to section 49-22 of the general statutes.” If, after title vests, the foreclosed building becomes vacant for any reason, the requirements of the bill should be triggered.

(2) In l. 35-39, a fourth item should be added: “comply with applicable codes and other laws applying to owners.” Such a requirement already applies to owners of all buildings and therefore applies to owners of vacant foreclosed buildings, even if not included in this section. Nevertheless, including it here would make sure that foreclosing parties better understand this existing obligation.