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**Testimony for Proposed Bills:
Raised Bill 6429**

AN ACT CONCERNING ENERGY CONSERVATION AND THE RIGHT TO DRY.

The Connecticut Apartment Association (CTAA) is the state chapter of the National Apartment Association and represents over 26,000 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. The **Connecticut Apartment Association (CTAA)** is opposed to Raised Bill 6429 as it would adversely affect our apartment communities curb appeal and hinder a management company or owners ability to rent apartment units thus causing an undo financial burden on apartment communities and/or their owners.

As we are all aware, businesses are suffering due to the hard economic conditions in our country and apartment communities are not immune to this. Apartment communities must work harder and harder to rent an apartment in these hard economic times. Curb appeal is one of the number one factors a renter considers when making the choice of where to live and is an extremely important issue in marketing a property. If passed, Raised Bill 6429 would have an adverse affect on apartment communities curb appeal; it would deter potential renters from renting thus causing a financial hardship on the apartment community and/or owner. Curb appeal is an important factor in determining the value of a property. This bill, if passed could adversely affect the property value of an apartment community and in turn affect the amount of property taxes paid to a municipality. It also could cause in increase in rental rates so that owners would be able to compensate for this negative impact to their curb appeal. This would not be fair to Connecticut renters.

This bill if passed, could also adversely affect the physical well being of apartment buildings. If tenants are required to be allowed to hang clotheslines and they attach it to the exterior of the building it could puncture the exterior siding creating leaks thus increasing maintenance costs to fix water damage and mold issues, this could then potentially increase rents to other residents to cover these increased costs.

It has also been brought to the CTAA's attention that this bill, if passed, could be a fire hazard. Some CTAA members have apartment units with a propane heating tank and system for heating their hot water tanks on the balconies of their apartment units. Laundry hanging can cause a fire, and has actually made fires worse and spread faster in the past.

The CTAA also has liability concerns if apartment communities or owners are required to erect clotheslines or racks and a resident or their child were to get hurt on these structures who would then be liable?

Apartment communities and their owners should have the right to outline the rules and regulations on their own property. The resident, would have full knowledge of the rules and regulations prior to

signing a lease, and would have the choice to either rent there or not. A lease is an agreement signed by two parties and if a potential renter feels that strongly about drying their clothes in the sun then they should negotiate the lease prior to signing it or choose to rent elsewhere.

Finally, renters have the option of drying their clothes indoors already thus saving the environment and electric costs they do not need direct sunlight to accomplish this. To pass legislation that can cause a decline in revenue, due to increased maintenance costs and lack of rent for Connecticut businesses, potentially increase rents to Connecticut renters and potentially cause a decline in property value is not in the best interest of the state of Connecticut and its residents especially in this unprecedented economic crisis. For the above outlined reason's CTAA *strongly opposes* Raised Bill 6429.

Sincerely,

Ann Emerson
CTAA President