

**TESTIMONY OF**  
**THE CONNECTICUT COALITION OF PROPERTY OWNERS**  
**BEFORE**  
**THE LEGISLATURE'S BANKS COMMITTEE**  
**TUESDAY, MARCH 1, 2011**  
**11AM, ROOM 1B LEGISLATIVE OFFICE BUILDING**

Good afternoon. My name is Marshall R. Collins. I am the Counsel for Government Relations for the Connecticut Coalition of Property Owners ("CCOPO"). CCOPO supports:

**SB 1077 AAC Market Interest Rates On Certain Deposit Accounts.**

The Connecticut Coalition of Property Owners is the largest landlord organization in Connecticut and has several chapters, including the:

- Bridgeport Property Owners' Association,
- Greater Hartford Property Owners' Association,
- Stamford Property Owners' Association, and the
- Connecticut Association of Real Estate Investors.

Collectively, our members own more than 20,000 rental units throughout Connecticut.

**CCOPO supports SB 1077.**

SB 1077 would remove the floor on the interest rate that must be paid on tenant security deposits. Neither landlords nor tenants should realize a windfall from these deposits.

The bill retains the formula for requiring landlords to pay the going rate of interest on such deposits. Landlords should not have to pay more than the market rate interest on tenant security deposits, which is what happens under the current law with a floor of 1.5%. Although there may be banks that offer a special introductory rate of 1.5% on such deposits, they are not statewide.

The interest formula, without the floor, is fair to both landlords and tenants. SB 1077 is a common sense approach that recognizes real market forces. **SB 1077 should be adopted.**

This completes my testimony. Thank you for your consideration.