

Marshall R. Collins & Associates

TESTIMONY OF
THE CONNECTICUT COALITION OF PROPERTY OWNERS
BEFORE
THE LEGISLATURE'S ENERGY & TECHNOLOGY COMMITTEE
THURSDAY, February 2, 2011

Good afternoon, my name is Marshall R. Collins. I am the Counsel for Government Relations for the Connecticut Coalition of Property Owners ("CCCPO"). I am here today to testify regarding:

HB 5208 AAC Liens Placed On Real Property By Electric Distribution Companies.

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, we represent approximately 25,000 rental units in Connecticut.

CCOPO strongly opposes HB 5208.

HB 5208 would allow an electric company to place a lien on a landlord's property for an unpaid electric bill even where the landlord is not the customer of record. In the event that a property has multiple meters for dwelling units, the landlord is not the customer of record. In those cases, they are not liable for the bill for an individual unit that is separately metered. If there is a single meter for a multiunit building and the bill is in arrears, the landlord is liable.

However, where the landlord is not responsible for the unpaid bill, they should not be put in the position of being a collection agency for the electric distribution company.

The Connecticut Coalition of Property Owners respectfully requests that HB 5208 be rejected and not favorably reported.

This completes my testimony. Thank you for your consideration.