



State of Connecticut

SENATE

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Senator Maynard, Representative Guerrero, and Distinguished Members of the Committee,

I am State Senator Michael McLachlan, and I am here to speak in support of Committee Bill 509, *An Act Requiring the Establishment of Standards for the Maintenance and Repair of Private Roads*.

The concept for this bill was brought to my attention by a constituent who works extensively in the real estate business, and had concerns about specific requirements for property owners looking to get lending from Fannie Mae, Freddie Mac or the Federal Housing Administration.

Such companies do not like to lend to properties located on private roads unless there is a written agreement about property maintenance. The rule has not always been enforced however now with the many problems in the housing market there has been a push to enforce it strictly.

There is an exception within this rule that allows for a maintenance agreement not to be necessary so long as the state in which the property is located has a statutory provision that defines the responsibilities of property owners along a private road for the maintenance and repair of that road.

This legislation would establish that exception for property owners in Connecticut by creating a rule in writing addressing the maintenance for properties along a common road or driveway. It would take away the need for residents to organize as neighbors to draft and adopt a maintenance agreement, which could be a timely and controversial topic. This legislation is pro-homeowner and one that will enhance the value and marketability of Connecticut's properties.

I urge the committee to support Committee Bill 509, in order to ensure the proper maintenance and repair of our private roads.

Thank you,

Michael A. McLachlan
State Senator – 24th District