



## State of Connecticut

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**MEMBER**  
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PUBLIC SAFETY COMMITTEE

### Energy and Technology Committee

### Public Hearing Testimony

Thursday, February 17, 2011

Good Afternoon Senator Fonfara, Representative Nardello, Senator Duff, Representative Reed, Senator Witkos, Representative Hoydick, and Energy and Technology Committee Membership:

I would like to thank the Committee for raising House Bill 5209, An Act Concerning the Billing of Landlords and Tenants by Electronic Distribution Companies. It has come to my attention a grave injustice that befalls many landlords in the State who have to undergo electric repairs to their property while a tenant is present. When "common area" lights, such as hallways and entranceways, are in need of repairs, it is the landlord's responsibility. While the necessary repairs are underway, the law requires the property's billing account to transfer into the landlord's name. Once the repairs are completed, the electric company approves the property, either through an official letter, or an inspection. However, the law does not provide for the immediate transfer of the electric bill back into the tenants name upon the approval by the company. Rather, the bill remains in the landlords name until the tenant informs the company of the needed altercations.

This lapse in protection often leads to tenants who refuse to contact the electric company, and forces the landlord into unjustifiable payment. The only action left to landlords is eviction, a long and costly process that many would rather avoid. House Bill 5209 would allow the electric company, upon their own inspection and approval of the property, to transfer the billing account from the landlord to the tenant upon request of the landlord.

I thank the Committee for raising this important bill and I ask that it please be given a favorable report. I have no doubt that amending the statues in this matter will help protect landlords from unjust payments, and help to clarify a tumultuous grey area.