



**TESTIMONY**  
of the  
**CONNECTICUT CONFERENCE OF MUNICIPALITIES**  
to the  
**PLANNING AND DEVELOPMENT COMMITTEE**

February 18, 2011

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local governments - your partners in governing Connecticut. Our members represent over 93% of Connecticut's population. We appreciate the opportunity to testify on the following bill of interest to towns and cities:

**S.B. 860, "An Act Concerning Bonds for Approved Subdivisions"**

CCM opposes this bill.

S.B. 860 would increase municipal liability exposure by weakening the bonding requirements for approved subdivisions.

The bill would strip the most basic protection that a lot purchaser and a municipality has under the subdivision process. Subdivision regulations are consumer protection regulations first and foremost. When stripped down to its basics, an approved subdivision plan provides a guarantee to a lot purchaser that he/she will be able to build on a lot that they purchased in good faith.

The requirement that a bond be posted prior to the filing provides a guarantee to the buyer that the infrastructure will be in place to support the residential structure he or she hopes to someday build. Without the bond, a developer would conceivably be able to sell all the lots without building the improvements and leave town. That might lead many lot buyers to pressure the municipality to complete the improvements, since they approved and signed the plans.

CCM urges the Committee to consider the conditional approval provisions in CGS Section 8-25, which provide enough flexibility for developers.

Considering the uniqueness of the economic and fiscal crisis facing towns and cities, this is not the time to increase municipal liability exposure.

*CCM urges the Committee to take no action on this bill.*

## ## ##

If you have any questions, please contact Ron Thomas at [rthomas@ccm-ct.org](mailto:rthomas@ccm-ct.org) or (203) 498-3000.