



*Connecticut Property Owners Alliance, Inc*

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Testimony of Robert DeCosmo  
President of the Connecticut Property Owners Alliance, Inc.

**In opposition to H.B. 5385; An Act Concerning Energy Retrofits For Certain Buildings And The Disclosure Of The Energy Efficiency Of Certain Buildings**

Energy and Technology Committee Public Hearing, March 8, 2012

We are opposed to this legislation for numerous reasons;

- It will have a detrimental impact to Connecticut's housing industry by lowering property values of older homes causing greater stress via property tax increases on newer and more energy efficient homes
- Property owners have no control over the energy consumption by tenants.
- Penalizes property owners who rent to tenants who prefer to keep their apartment units at higher temperatures during the winter by showing inflated utility consumption levels
- Is an unfunded mandate requiring inspections that will require a financial commitment from a property owner for an energy audit
- No readily available low cost source of funds to make buildings more energy efficient
- Would render older building "Unsalable" and cause urban blight
- Does nothing to educate consumers on energy efficient practices
- Places an undue burden on utility companies to disclose 3<sup>rd</sup> party information and could result in higher utility costs to consumers

While we applaud the intent of the proposal of making properties more energy efficient, it is an over reach by government to regulate a private property owner on energy use when a tenant controls the consumption.

Sincerely,

Robert J. De Cosmo