



CONNECTICUT ASSOCIATION OF
REALTORS® INC.

Statement on

**SB 94 (raised): An Act Concerning the Equal Treatment of Renters
with Mental Disabilities**

THIS BILL NEEDS AMENDING !

Submitted to the Housing Committee
March 8, 2012

By Timothy Calnen, Vice President Government Affairs

Connecticut Association of REALTORS®, Inc.

Good day Senator Gomes and Representative Butler, and members of the committee. My name is Tim Calnen and I am for the Connecticut Association of REALTORS®. In regard to Senate Bill No. 94: Concerning the Equal Treatment of Renters with Mental Disabilities, we have extreme difficulty giving meaningful comment because of the questionable wording and intent. It proposes changes in a longstanding Connecticut law, the origin of which was extremely controversial when debated in the mid-1980's. SB 94 must be significantly clarified in order to be clear to landlords, tenants, and judges and to assure that the so-called "just cause eviction" law is not expanded to an ever broader class of "protected tenants."

(over)



The Voice for Real Estate™ in Connecticut

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The Association has been philosophically opposed to interference with the contractual rights of landlords and tenants. It would seem logical that if a landlord and a tenant (or the tenant's representative) contract for a rental for a certain period of time that this rental is not converted as a matter of statute to a "lifetime

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tenancy" unless certain conditions are met. If this particular bill simply clarifies the existing protections for disabled individuals, not broadens them, we would not oppose it, but we ask that it be changed to eliminate the troubling phrase "or is regarded as having such an impairment." How would a landlord know how a tenant is "regarded" Regarded by whom?

There is nothing in the bill that even says that American with Disabilities Act (ADA) standards are to apply when a question arises. Amending the bill therefore is essential to guide the tenants and landlords who will need to conform their actions to the requirements of this Bill . . . and to the judges who will need guidance to resolve disputes when there is a difference of opinion.

Thank you for your time and I would be happy to take any questions.



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