



CONNECTICUT ASSOCIATION OF  
**REALTORS**<sup>®</sup> INC.

Statement on

**S.B. 190: An Act Concerning the Rights and Responsibilities of  
Landlords and Tenants Regarding Bed Bug Infestation**

Submitted to the Housing Committee

Thursday, March 8, 2012

By Donna Karnes

Good morning. My name is Donna Karnes and I'm speaking today on behalf of the Connecticut Association of REALTORS<sup>®</sup>. Senate Bill 190: Concerning Bed Bug Infestation, supposedly offers a solution to a problem for which our Association requested more documentation last year. We have still not been informed of the extent of the problem to justify such a complex piece of legislation as this. We respectfully recommend disapproval of SB 190.

Last year a bill similar to this failed in the Public Health Committee. That proposal singled out condominium unit sales and leases as well as residential rental units, and hotel and motel accommodations. The fact that today's version exempts condominium sales and hotels/motels while targeting Connecticut's entire rental housing stock - - including single family homes that are leased - - does not mean it's good legislation.

SB 190 has conflicting provisions. In one subdivision it requires the tenant to pay for "all reasonable measures to eliminate and control bed bug infestation that are requested by the certified applicator" (that is, a pesticide contractor). In the next subdivision, the bill places the expense on the landlord!

Tenants can request information now from the landlord about an insect or pest problem, be it bedbugs, roaches, lice, or rodents. They don't need a new law, with new court powers and penalties, to obtain this information.

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Rather than create new laws, the way to solve this kind of problem in our view would be a public education program informing ALL citizens - - owners and tenants alike - - of the causes of bed bug infestation and how to prevent and eradicate it. Such a public education program should address a broader class of real estate occupancies - - not just rental units.

Thank you, are there any questions?

Added Note: REALTORS® support the disclosure of material facts to tenants and purchasers in real estate transactions, but if a unit had a bed bug situation six months ago which has since been eliminated, does that need to be brought up?

We have also worked diligently with the **Department of Public Health** in their creation and dissemination of the booklet, "Environmental Hazards in the Home." Had the proponents of this bill contacted us, perhaps this particular situation could have been responded that way.



*The Voice for Real Estate™ in Connecticut*

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