

Testimony in favor of H.B. No. 5536

Submitted By: Anthony S. Richardson

For Judiciary Committee

April 2, 2012

H.B. No. 5536

I am in support of H.B. No. 5536 because I strongly observe the need for property managers in the State of CT to be held accountable and operate at a high-performing level, while also meeting proper regulations and criteria established by the state. Non-performing and neglectful property managers should be documented as needed, and then reprimanded for any observed violation of CT statutes. Residents should be able to easily search & retrieve public records on property managers to determine their certification status and view past records of negative property management activity. All too often, property managers jump ship from a management company when they are identified as non-performers by the HOA members; these rogues then move on to new management companies where they often lead the same behavior, which in some cases is excused by their employer as status quo; this is a system failure, and property managers must be tracked and documented, given their vast fiduciary and agent responsibilities for HOAs. Please make this bill become a reality, so that a standard for a high-performing property manager can be established and enforced in the State of CT.

Thank you for your time and attention in considering my testimony.

Sincerely,

Anthony S. Richardson

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