



**HOME BUILDERS & REMODELERS ASSOCIATION  
OF CONNECTICUT, INC.**

3 Regency Drive, Suite 204, Bloomfield, CT 06002  
Tel: 860-216-5858 Fax: 860-206-8954 Web: [www.hbact.org](http://www.hbact.org)

*Your Home  
Is Our  
Business*

February 19, 2013

To: Senator Danté Bartolomeo, Co-Chairman  
Representative Larry Butler, Co-Chairman  
Members of the Housing Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **HB 5135, AA Authorizing Municipalities to Impose Impact Fees on  
the Development of Affordable Housing**

The HBRA of Connecticut is a professional trade association with about nine hundred (900) member firms statewide employing tens of thousands of CT's citizens. Our members, all small businesses, are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry and to consumers. While our membership has declined over the course of our seven-year Great Recession from its high of 1,500 members, we build between 70% to 80% of all new homes and apartments in the state each year and engage in countless home remodeling projects.

**We strongly oppose HB 5135 for obvious reasons: Impact fees, wherever they have been imposed across the nation, raise the cost of housing and force developers to build more expensive housing in an attempt to absorb the new fees.**

**Authorizing an impact fee on any housing is unwise and unwarranted; doing so on affordable housing developments only confounds common sense and boggles the mind. We remind the committee of the positive economic benefits of housing and the fiscal stimulus new housing of all types provides to both local and state government. Housing already pays its own way. See the numerous studies that prove this statement at:**

**<http://www.hbact.org/displaycommon.cfm?an=1&subarticlenbr=226#HomesPay>**

**HB 5135 will greatly deter developers from pursuing affordable housing projects in the first place and we will all see less affordable housing built in our communities. This would destroy the pro affordable housing work of this committee and many housing advocates, and we hope you do not proceed down this path.**

We are disappointed this bill was even heard at a public hearing and we urge you to reject it.

Thank you for the opportunity to express our views on this important topic.