

TESTIMONY OF THE  
CONNECTICUT COALITION OF PROPERTY OWNERS

Before the Legislature's  
Planning & Development Committee  
Wednesday, February 20, 2013  
10:00 AM, Room 2A

Re: **SB 819 AAC The Possessions Of Deceased Tenants.**

Good Morning. My name is Marshall Collins. I am the Counsel for Government Relations for the Connecticut Coalition Of Property Owners ("CCOPO"). CCOPO represents the largest coalition of landlord property owners in Connecticut, with Chapters in Stamford, Bridgeport, Hartford, and other communities as well as the CT Association of Real Estate Investors. Collectively, CCOPO members own approximately 20,000 rental units throughout the state.

CCOPO supports **SB 819** inasmuch as it improves the process of dealing with the possessions of deceased tenants and addresses a technical defect in the current statute.

The cooperative effort of the CCOPO, housing courts, probate administration and legislature has produced a bill which provides effective relief to landlords who presently suffer from a defective process.

The practical outcome proposed does not have any effect on the towns involved, as they already deal with property disposed of pursuant to summary process execution procedure and this includes deceased tenant's property as the only current method to properly reclaim possession of a deceased tenant's unit and dispose of the property is to initiate a summary process case.

CCOPO believes that **SB 819** will present cost savings to property owners, reduce unnecessary eviction suits and permit the estates of deceased tenants to have notice and opportunity to reclaim their property utilizing the probate system.

This completes my testimony. Thank you for your consideration.