



330 Main Street
Third Floor
Hartford, CT 06106
Phone: (860) 722-9922
Fax: (860) 541-6484
www.ctaahq.org

Testimony for Raised Bill:

H.B. 5295 AN ACT CONCERNING THE POSSESSIONS OF EVICTED TENANTS

The Connecticut Apartment Association (CTAA) represents over 30,000 units, the largest number of apartments represented by any association in the state. CTAA members consist of the state's leading firms in the multifamily rental housing industry. The association's mission is to provide quality rental housing to residents of Connecticut. Our parent organization, the National Apartment Association, represents more than 6 million apartment homes throughout the United States and Canada. *CTAA OPPOSES HB 5295 An Act Concerning Possessions of Evicted Tenants.* The proposed bill, as currently drafted, would place additional burdens on property owners when an eviction is taking place.

As it stands now property management companies and owners in Connecticut already suffer prohibitively high costs when forced into evicting tenants. We lose on average, three months of rent on each eviction. On top of this we bear the burden of attorney and court fees associated with each eviction. We also must cover the costs of repairing and cleaning an apartment often left in poor condition by evicted tenants. Property management companies and owners must also reimburse State Marshals for serving, on average, three notices and inventorying any leftover property of evicted tenants. We then suffer the additional cost of hiring movers or maintenance crews to transfer evicted tenants' possessions to the curbside or municipal storage facilities.

HB 5295 would require tenants, instead of municipalities, to be responsible for all costs associated with the transport, storage and disposition of their possessions if they are evicted. However, this financial burden would undoubtedly fall on property management companies and apartment owner as most evicted tenants do not have the financial means to pay for the proper storage or disposal of their possessions. Most of the time, these possessions are simply abandoned in place when evicted tenants vacate the unit. It would then be up to landlords to dispose of or store these possessions in accordance with current or future state law.

Property management companies and apartment owners would need to make up the potential costs associated with this new mandate by increasing rents on paying tenants which would, in turn, drive up the cost of Connecticut rental rates. If the market could not bear these increased rates then managers and owners would be forced to make the difference up somewhere else for example by possibly deferring maintenance to buildings.

A loss of three months' rent is a serious financial burden that can put property owners out of business. Adding in the uncertainty of whether property owners will incur additional costs associated with the eviction process would necessitate owners and managers to make up the difference somehow, whether increasing rental rates or deferring maintenance. This is not in the interest of apartment owners or their current paying tenants, especially during the fragile and ongoing economic recovery in Connecticut.

Regards,
Brian Lemire, Immediate Past President, Connecticut Apartment Association