



State of Connecticut

SENATE

SENATOR MICHAEL A. McLACHLAN
TWENTY-FOURTH SENATE DISTRICT

LEGISLATIVE OFFICE BUILDING
SUITE 3400
HARTFORD, CONNECTICUT 06106-1591
DEPUTY MINORITY LEADER

RANKING MEMBER
GOVERNMENT ADMINISTRATION & ELECTIONS COMMITTEE
GENERAL BONDING SUB COMMITTEE

MEMBER
FINANCE, REVENUE, & BONDING COMMITTEE
JUDICIARY COMMITTEE
TRANSPORTATION COMMITTEE

February 24, 2014

Dear Senator Coleman, Representative Fox and distinguished members of the Judiciary Committee:

I am State Senator Michael McLachlan, and I write to you today in support of House Bill 5219 *An Act Concerning Maintenance of Private Easements and Rights-Of-Way*.

I support legislation that would establish requirements for the maintenance and repair of private easements and rights-of-way, because lending companies, such as Fannie Mae, do not want to lend on properties that are on a private road unless there's a written property maintenance agreement. This means that they can disqualify people seeking mortgages.

Fannie Mae does have an exception to the rule as stated on their guidelines, "If the property is located within a state that has statutory provisions that define the responsibilities of property owners for the maintenance and repair of a private street, no separate agreement or covenant is required."

The issue, as of now, is that there are many homes all over the state that are on private roads and driveways that have no written maintenance agreements. This type of legislation would put in place a maintenance agreement, which means it would help homeowners get the financing they need, make many Connecticut properties more marketable, and reduce disputes among neighbors when coming to an agreement.

I urge the committee to support this legislation.

Thank you.