



Connecticut Property Owners Alliance, Inc

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Planning & Development Committee Public Hearing, March 14, 2014

AN ACT CONCERNING A STUDY OF A STATE-WIDE PROPERTY MAINTENANCE CODE

Testimony of Bob DeCosmo, President of the CT Property Owners Alliance, Inc.

Conditional support of H.B. 5055 with the changes suggested below

Honorable members of the Planning and Development Committee, I appreciate this opportunity to testify today on the proposal to create a statewide property maintenance code.

As the president of the Connecticut Property Owners Alliance, I was selected to serve on the recent Statewide Blight Task Force representing residential landlords. The adoption of a statewide property maintenance code was one of the four recommendations we developed on the task force. However, I AM GREATLY DISAPPOINTED the other three recommendations are not on the agenda today and they need to be.

Regarding the statewide maintenance code, there are two important concerns that must be addressed before we can fully support the proposal.

1. There shall be no new fees developed or charged from creation of a statewide code directed at the property owner in order to keep the cost of rents affordable.
2. There should be a working group or task force established that is under the guidance of Judith Dicine, our State Housing Prosecutor as she has spent considerable time on this subject already.

The working group or task force members must be comprised of individuals who would be involved with or impacted by the creation of this new code. We must have a diverse group of people with relevant knowledge on the topic to develop the code.

Sincerely,

Robert J. DeCosmo