

## Hobart, Jamie

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**From:** INSTestimony  
**Sent:** Tuesday, March 11, 2014 9:18 AM  
**To:** Hobart, Jamie  
**Subject:** RE: PLEASE PUSH THIS THROUGH EFFECTIVE ASAP! RAISED BILL 427

Please submit this testimony for SB 427. See last email below.

Thanks, Diane Kubeck

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**From:** Karin A. NeJame [mailto:knejame@rsdn.com]  
**Sent:** Monday, March 10, 2014 4:39 PM  
**To:** INSTestimony  
**Subject:** RE: PLEASE PUSH THIS THROUGH EFFECTIVE ASAP! RAISED BILL 427

Thank you so much. Can my email go in as written testimony.

Karin A. NeJame  
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**From:** INSTestimony [mailto:INSTestimony@cga.ct.gov]  
**Sent:** Monday, March 10, 2014 4:30 PM  
**To:** Karin A. NeJame  
**Subject:** RE: PLEASE PUSH THIS THROUGH EFFECTIVE ASAP! RAISED BILL 427

The public hearing is Tuesday, March 11 at 9:30 at the LOB. All information can be found on the cga.ct.gov website.

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**From:** Karin A. NeJame [mailto:knejame@rsdn.com]  
**Sent:** Monday, March 10, 2014 3:44 PM  
**To:** INSTestimony  
**Cc:** Lawrence M. Riefberg  
**Subject:** RE: PLEASE PUSH THIS THROUGH EFFECTIVE ASAP! RAISED BILL 427

Thank you Diane. Where and when is that hearing please?

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**From:** INSTestimony [mailto:INSTestimony@cga.ct.gov]  
**Sent:** Monday, March 10, 2014 3:28 PM  
**To:** Karin A. NeJame  
**Subject:** RE: PLEASE PUSH THIS THROUGH EFFECTIVE ASAP! RAISED BILL 427

This bill is being heard in Public Safety and Security Committee and not in the Insurance & Real Estate Committee.

Thanks, Diane Kubeck

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**From:** Karin A. NeJame [mailto:knejame@rsdn.com]  
**Sent:** Monday, March 10, 2014 1:34 PM  
**To:** 'John Frey'; INSTestimony; Rep. Arconti, David; zRepresentative Cecilia Buck-Taylor; Representative Lawrence Cafero; zRepresentative Dan Carter; Rep. Fox, Gerald; 'John.Frey@housegop.ct.gov'; zRepresentative Janice Giegler; Rep. Godfrey, Bob; Sen. McLachlan, Michael; zRepresentative Dave Yaccarino; 'David.Rutigliano@housegop.ct.gov'; zRepresentative Tony Hwang; zRepresentative Fred Camillo; zRepresentative Mike Alberts; Rep. Santiago, Hilda; Rep. Santiago, Hilda; Rep. Riley, Emmett; Rep. Riley, Emmett; Rep. Maroney, James; Rep. Johnson, Susan; Rep. Dargan, Stephen; Rep. Cuevas, Victor; zRepresentative Selim Noujaim; Rep. Megna, Robert; Rep. Wright, Christopher; Rep. Altobello, Emil; 'Richard Smith'  
**Cc:** Rep. Abercrombie, Catherine; zRepresentative Tim Ackert; zRepresentative Tom ODea; Sen. Boucher, Toni; Sen. Kelly, Kevin; Senator Hartley  
**Subject:** PLEASE PUSH THIS THROUGH EFFECTIVE ASAP! RAISED BILL 427

There is a bill in the legislature (Raised Bill 427) that will have a public hearing before the Insurance and Real Estate Committee on Tuesday at 9:30.

<http://www.cga.ct.gov/2014/TOB/S/2014SB-00427-R00-SB.htm>

Dear Honorable Members of the Insurance Committee and Area Legislators:

I am asking for your support of Raised Bill 427 which is before the Insurance & Real Estate Committee for a public hearing on March 11, 2014.

This bill exempts a limited number of real estate transactions from the requirements of Conn. Gen. Stat. § 29-453 without compromising the public policy behind this new smoke detector law. These minor changes will actually improve the law, by focusing the law on the majority of real estate transactions where it can really make a difference.

Although I support Raised Bill 427 in its entirety, I specifically support the exemption of relocation transactions found in subsection (e)(10). The new law is simply unworkable in these transactions because of the unique nature of these conveyances. Specifically, in a relocation transaction, the relocation management company (RMC) that is facilitating the sale on behalf of the employer is a non-occupant seller of the property and home and, as such, is not in a position to provide such an affidavit. By exempting relocation transactions from the law, you will improve the focus of the law and reduce the chances of inaccurate information being provided to buyers in these limited situations. A relocation company should be exempted for the same reasons that the legislature has already exempted "transfers made by executors, administrators, trustees or conservators." Those individuals have no specific knowledge of the home being sold – as they too are not owner occupants of the home, rather facilitators of the transaction.

**We believe that the bill needs to go two steps further and exempt all relocation transactions: ones where the corporate client has chosen to use one (1) deed or ones in which the first deed was recorded more than six months before the resale occurs. We urge the committee to include these transactions in the exemption language as well.**

Please support Raised Bill 427 **with our proposed suggested amendments** and please feel free to call or email me or my law partner Larry Riefberg (former State Representative from the 108<sup>th</sup> Assembly District) as we are intimately familiar with relocation transactions and can offer you additional information if you have any further questions or concerns.

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