



**HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.**

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*Your Home
Is Our
Business*

February 19, 2015

To: Senator Carlo Leone, Co-Chairman
Representative Mathew Lesser, Co-Chairman
Members of the Banking Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **Support for SB 887, AAC Requirements for the Filing of a Mechanic's Lien**

The HBRA of Connecticut is a professional trade association with about eight hundred (800) member firms statewide employing tens of thousands of CT's citizens. Our members, all small businesses, are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry and to consumers. We build between 70% to 80% of all new homes and apartments in the state each year and engage in countless home remodeling projects.

The HBRA of CT supports this bill from the Dept of Consumer Protection as it would adopt another way to enforce the state's contractor licensing and registration laws.

We have long supported strong enforcement of our licensing laws in order to level the playing field for all contractors, subcontractors and suppliers. Those in our industry who operate without proper licensure or registration for the work they perform unfairly compete with others in the industry. Penalties for operating without a proper license or registration can include fines, voiding of your construction contract, an order to obtain the proper license or registration, and in some cases arrest and prosecution.

SB 887 would require a contractor to hold the appropriate license or registration in order to file a valid mechanics lien for the work they perform. This could act as an additional incentive for contractors to obtain a proper license or registration if they are concerned about protecting their lien rights to secure payment for their services.

We urge your support and passage of this bill, and thank you for considering our views on this legislation.