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Connecticut Property Owners Alliance, Inc

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February 3, 2015.

Honorable Members of the Housing Committee,

I am Bob DeCosmo, president of the CTPOA representing the owners of approximately 16,000 rental units here in Connecticut. Today I wish to state that our organization;

OPPOSES PB # 103; AN ACT CONCERNING THE DISCLOSURE OF AN OPERATIVE SPRINKLER SYSTEM IN ANY DWELLING UNIT.

Requiring a new property disclosure form to cover sprinkler systems is not necessary. In my 33 years of property management experience I have never encountered or heard of any issues from the lack of a disclosure for sprinkler heads creating problems.

Disclosing the presence or lack thereof of sprinkler systems should not become an additional requirement when leasing rental units. This proposal if passed will inevitably lead to creating fines for the owners if they fail to provide the new disclosure form and we strongly oppose anything that will drive up the costs of rental housing such as unfunded mandates or unnecessary government regulation.

We thank you for your consideration of our position and please feel free to contact me for further clarification or comments on this and any other rental housing matter.

Sincerely,

Bob DeCosmo
President, CTPOA Inc.