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**TESTIMONY IN OPPOSITION OF RAISED BILL No. 5588 AN ACT  
CONCERNING THE LIABILITY OF UNIT OWNERS FOR CERTAIN COSTS  
UNDER THE CONDOMINIUM ACT AND  
THE COMMON INTEREST OWNERSHIP ACT**

**February 5, 2015**

I am Richard Mellin, Mellin & Associates LLC, a property management firm based in the Danbury area. My partner and I manage large condominiums with almost one thousand units. We have been managing community association properties for over 30 years.

Mellin & Associates LLC is a proud member of the Connecticut Chapter of Community Associations Institute. I serve on the organization's Legislative Action Committee and Chair the organization's Managers Council and represent our community association managers.

This bill would create a true disservice and inequity to both common interest communities as well as the individual owners making up their membership.

Changes to the Common Interest Ownership Act signed into law during the 2009 legislative session enabled common interest communities to put in place maintenance standards. The maintenance standards have been a means to remind unit owners of their individual minimum requirements in maintaining their units within the common interest community.

The minimum standards are a tool to help reduce the cost to the common interest community by reducing both insurance claims by holding unit owners that fail to follow the maintenance standards responsible for the uninsured expense should the loss be caused by the failure to follow the maintenance standards.

This bill would exclude the acts of a tenant. This is absurdly unfair to the common interest community and its members. The common interest community has no say regarding to whom a unit owner chooses to rent their unit. The common interest community is not a party on the lease. It has no direct control on the manner in which a tenant maintains the unit.

It is unfair to have a unit owner, who is an investor and in the business of leasing a unit with a tenant of their choosing, deflect its responsibility as a unit owner simply because they chose to rent the unit. The unit owner is the one individual that has the opportunity through their lease with the tenant to hold the tenant responsible for the proper care of the unit. A unit owner who rents their unit does so as a business while a common interest community is a not for profit entity.

I am in opposition of Raised Bill No. 5588 - An Act Concerning the Liability of Unit Owners for Certain Costs Under the Condominium Act and the Common Interest Ownership Act.

If you have any questions, please do not hesitate to contact me. Thank you.

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