

CONNECTICUT GENERAL ASSEMBLY
Friday, March 6, 2015

TESTIMONY OF Harin Jalli
TO THE PLANNING AND DEVELOPMENT COMMITTEE
ON PROPOSED HOUSE BILL 6571, "AN ACT CONCERNING
THE MUNICIPAL TAX COLLECTION STATUTES"

My name is Harin Jalli and I am a frequent purchaser of properties at tax sales.

I wish to express my support for Section 9 of House Bill 6571, "An Act Concerning the Municipal Tax Collection Statutes," which creates an optional procedure for summary judicial approval of municipal tax sales. This would dramatically improve the insurability and marketability of these properties, essentially following existing statutes under which tax-delinquent owners can challenge a tax sale but without the purchaser having to wait to be sued. This option is needed because most of these properties have been long-since abandoned or the prior owners otherwise concede the validity of the sale, but the purchaser has no reasonably simple way to make this fact "official." An optional system for judicial confirmation would remove any cloud remaining on the title so that these properties can be made productive again.

House Bill 6571 is common-sense legislation which will assist municipal officials, title insurers, and property investors and purchasers. Please vote in favor of this important bill.