

**CONNECTICUT GENERAL ASSEMBLY**  
**Friday, March 6, 2015**

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

My name is Michael Reiner, and I am the manager of Hutton Capital Management, LLC a buyer at tax deed auctions.

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 existing legislation leaves some doubt in the eyes of the title insurance companies making the sale and rehabilitation of these properties very difficult if not impossible. This legislation would remove any cloud remaining on the title so that these properties can be sold as any real property thus insuring the properties are repaired, maintained and are active on the tax- paying rolls.

House Bill 6571 is common-sense legislation which will assist municipal officials, title insurers, and property investors and purchasers and only provides a solution to legislation that had this original intent.

Please vote in favor of this important bill.

