

Tony Good

Topic: Fee Tail Deeds

Date: March 18, 2015

Thank you for the opportunity to address this committee on the topic of Fee Tail Deeds.

Fee Tail is an antiquated and complicated statute my parents in 1988 were directed to use in their house deed, not fully understanding the restrictions it would have for my sister and me. Now that our parents are both deceased, we as their children face a financial hardship (maintaining, taxes, insurance, heating and etc.) with this property because we are unable to sell this residence with a clear title. Kathy and I own our own houses and have no intention living in our parents' home.

A deed written with Fee Tail in Connecticut preserves Fee Tail with the restriction of selling for one generation. This means that Kathy and I (owners of the home) would have to die in order to break the Fee Tail.

Fee Tail has been abolished by most States through statute--transforming to "Fee Simple" which does not restrict owners from selling or transferring property and allows title insurance to be secured for the residence.

In its day, Fee Tail might have made sense to keep large tracts of farmland in families; however in our situation Fee Tail has only created an extreme hardship. Our parents' home was transferred to us free and clear, but the addition of Fee Tail in the deed has compromised the home's value as we can not transfer the property as we see fit.

In conclusion, we are asking this committee to follow suit with many other states and convert "Fee Tail" to "Fee Simple" so individuals like ourselves can freely sell or transfer property.

We thank you for your time in considering our request.