

**TESTIMONY OF RICHARD E. MELLIN**  
**REGARDING RAISED HOUSE BILL No. 5151: AN ACT CONCERNING THE AUTHORITY OF ANIMAL**  
**CONTROL OFFICERS IN COMMON INTEREST COMMUNITIES**  
**February 19, 2016**

I am Richard Mellin, Mellin & Associates, LLC, a property management firm based in Redding, CT serving the great Danbury area. My partner and I manage large condominiums with almost one thousand units. We have been managing community association properties for 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 Chaired the organization's Managers Council that represents community association managers.

The purpose of this bill is to clarify provisions of Chapter 435 of the Connecticut General Statutes that went into effect in 1925 when the concept of a common interest community did not exist and is written in a way that does not fully address problems of animals on the common elements of common interest communities

In 1975, the Connecticut Attorney General issued an opinion in which he concluded that animal control officers have no authority regarding a dog of a condominium unit owner that is roaming loose on the common elements because the unit owner shares an ownership interest in the common elements. While this opinion is technically correct, the result is dramatically contrary to public safety. House Bill 5151 would empower the local animal control officer (AMC) to enter into a common interest community to catch a dog or cat that was "roaming" loose.

Today, public safety is a major concern for the tens of thousands of individuals who live in a common interest community in Connecticut and for the owners of the thousands of dogs that reside in those communities. They want the local AMC to be able to impact the incidents of dogs that are allowed to roam freely off a leash that could result in harm to the roaming dog, other dogs, or a resident.

The AMC's in the Danbury area towns are very dedicated and professional individuals who care about the safety and well-being of the dogs located within condominium communities. I am in favor of House Bill 5151 because it will allow AMCs to perform the tasks that they are chartered to do in the communities they serve. House Bill 5151 will not add any additional burden or increased cost and will allow AMCs to enforce public safety pet concerns in the common areas of common interest communities.

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

Richard E. Mellin  
Mellin & Associates LLC