



COMMITTEE ON HOUSING

February 23, 2016

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent over 96% of Connecticut's population. We appreciate the opportunity to testify on bills of interest to towns and cities.

HB 5339, "An Act Concerning Penalties for the Failure to Register a Residential Property by a Foreclosing Party"

CCM supports HB 5339.

The bill would increase the penalty from \$100 to \$1000 that would be imposed on foreclosing party that fails to register a property with the municipality in which the foreclosure is located.

The bill would assist towns and cities maintain an accurate list of properties in the foreclosure process, and ensure that contact information for a local property maintenance company, as currently required, is available.

This imposition of an increased fine is key step to ensuring that properties in the foreclosure process are maintained and do not become blighted, bringing down property values for entire neighborhoods. This bill common sense proposal that will only impose a penalty on those parties that fail to comply with current statute.

Additionally, CCM would ask the committee to consider the following items that local leaders have identified as necessary to enable towns and cities to effectively combat blight and improve the quality of life for all residents.

- Allow a municipality to place blight liens on any interest in a one-to-six family residential property for unpaid blight fines;
- Establish additional requirements for banks to maintain foreclosed properties;

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- Expand mental health programs to address hoarding;
- Establish a revolving loan fund for property owners for the remediation of blighted properties; and
- Dedicate a “Blight Court” or docket within Housing Court to expedite municipal actions to combat blight.

CCM urges the Committee to **support** HB 5339, and consider expanding the proposal to create a more comprehensive measure to combat blight.



If you have any questions, please contact Randy Collins, Advocacy Manager of CCM at rcollins@ccm-ct.org or (860) 707-6446.