

Testimony of the
Connecticut Coalition Of Property Owners

Re: SB 120 AAC The Authority Of Deputy Fire Marshals And Fire
Inspectors
And
SB 119 AAC Establishing A Task Force To Study Hoarding.

Before the Legislature's Committee On Public Safety And Security
Tuesday, March 1, 2016
11:00 AM, Room 2E, Legislative Office Building

Good morning. My name is John Souza and I am the President of the Connecticut Coalition Of Property Owners ("CCOPO") and a full-time landlord. CCOPO is the largest property owner association in Connecticut for midsize and small landlords. CCOPO has affiliate chapters in Bridgeport, Enfield, Stamford, Windham and West Hartford and the CT Association of Real Estate Investors. Collectively CCOPO members own thousands of rental units throughout Connecticut.

CCOPO cannot support SB 120 AAC The Authority Of Deputy Fire
Marshals And Fire Inspectors.

CCOPO recognizes that fire marshals often need help to perform routine mandated fire inspections. However SB 120 would permit each "*deputy fire marshal, fire inspector or other inspector or investigator*" to issue citations. Furthermore those same individuals would no longer be required to be "*certified.*"

CCOPO believes that the expertise and qualifications of a fire marshal are important to the public. The ability of non-certified individuals, of unspecified qualifications and experience to be able to issue citations goes far beyond assisting with necessary inspections.

CCOPO believes that the ability to issues citations should stay with the fire marshals and such other certified personnel as the current statute requires. Such a broad expansion as called for in SB 120 is subject to abuse and is not in the public interest.

For this reason CCOPO does not support SB 120.

CCOPO supports SB 119 AA Establishing A task Force To Study Hoarding.

SB 119 recognizes that hoarding is a problem that needs to be addressed. It is a problem that landlords address on a regular basis. The health and safety issues that arise out of hording situations affect landlords and property owners uniquely.

We do not understand why landlords have been omitted from this important effort.

Thus the CCOPO respectfully asks that a landlord representative from its organization be named to the task force.

CCOPO has participated responsibly on similar efforts and commits its resources to assist in resolving this problem.

This concludes my testimony. Thank you for your consideration.