



Housing Committee
PUBLIC HEARING AGENDA
Tuesday, February 23, 2016

H.B. 5335 - An Act Concerning the Rights and Responsibilities of Landlords and Tenants Regarding the Treatment of Bed Bug Infestation

Good afternoon Senator Winfield, Representative Butler and esteemed members of the Housing Committee. My name is Robert Chesson, a member of the executive board for the The Connecticut Apartment Association (CTAA)

CTAA represents over 30,000 units, the largest number of apartments represented by any association in the state. CTAA members consist of the state's leading firms in the multifamily rental housing industry. The association's mission is to provide quality rental housing to residents of Connecticut. Our parent organization, the National Apartment Association (NAA), represents more than 6 million apartment homes throughout the United States and Canada.

CTAA supports the concepts in H.B. 5335, and recommends the following technical adjustments to get it in line with the practical application of current bed bug elimination techniques and protocols and current legal jurisprudence in landlord-tenant law:

1. Time frames for certification of pest elimination should comport with the industry standard expectation that treatments must be at least 15 days apart and it takes at least two treatments to eliminate bed bug infestation.
2. Notice from the tenant to the landlord of a suspected bed bug infestation should equate to permission from the tenant that landlord may enter anytime thereafter to inspect and begin the necessary treatment protocols for eliminating an identified infestation.
3. Removal of the attorneys fees award to a tenant who proves a technical violation of this law in a statutory court action will bring this bill into harmony with the balance of landlord-tenant legislation.

The CTAA offers its support and resources in drafting these technical changes as this bill moves through committee. As an Association, we offer to our members many educational sessions through out the year focusing on bed bug infestation and best practices to identify and treat.

The National Apartment Association provide additional educational information and has devoted a portal to members on the NAA's website Bed Bugs Resource Center, which is updated on a regular basis.

Thank you for the opportunity to testify in favor of this legislation and we look forward to working with the committee members to ensure this legislation accomplishes its goal.

Robert Chesson
Connecticut Apartment Association