

McCall, Brandon

From: news@homesnortheast.com
Sent: Tuesday, February 23, 2016 1:56 AM
To: HSGTestimony
Subject: HB 5342, SB152

To: Housing Committee

My name is Carl Lupinacci. I ask for your support of House Bill 5342, which will allow property owners the right of one appeal for an administrative hearing in the event that they are accused of a fair housing violation. Currently, tenants or testers have the right of unlimited appeals and owners have none.

I also ask for your support of SB 00152, which requires disclosure of fair housing regulations to buyers of apartment buildings.

The application of the fair housing laws provides no due process to property owners, subjecting them to an extreme financial burden, based on questionable complaints, requiring little or no evidence of guilt and failing to distinguish between willful violations, and lack of awareness of these complex regulations. These cases almost always end with extremely high settlement payments from owners in order to avoid an indefinite series of expensive legal battles.

The fair housing regulations, while perhaps originally well-intended, have become a bewildering array of technicalities, incomprehensible to most property owners. The enforcement of these regulations has become as extortion racket, enriching overpriced lawyers.

These bills are supported by the majority of landlords, real estate investors and their associations.