



**HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.**

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*Your Home
Is Our
Business*

**ENVIRONMENT COMMITTEE
PUBLIC HEARING
TESTIMONY
March 18, 2019**

To: Chairwoman Cohen, Chairman Demicco, Ranking Members Minor and Harding,
Members of the Environment Committee

From: Jim Perras, Chief Executive Officer

Re: **Testimony in Opposition to RAISED SENATE BILL 1062: AN ACT
AUTHORIZING MUNICIPAL RESILIENCY RESERVE FUNDS**

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) is a professional trade association with over eight hundred business members statewide, employing tens of thousands of Connecticut residents. Our association of small businesses is comprised of residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry. We build between 70% to 80% of all new homes and apartments in Connecticut each year and engage in countless home remodeling projects.

Thank you, for the opportunity to provide testimony in **opposition to SB 1062**. If enacted, this bill would allow municipalities to institute a new tax for the purpose of establishing and funding a climate change and coastal resiliency reserve that can be used to fund payments for property losses and land acquisitions due to climate change. **It is the position of the HBRACT that a new tax and process for municipal land acquisitions should not be implemented.** Processes already exist by which a town can purchase property. A town can always go to referendum, and if it's the will of its residents, it can bond to acquire property. The same can be said regarding the appropriation of funds to assist with property losses, capital projects and studies. In addition, this bill would appear to circumvent the ability for residents of a community to voice concerns via a public hearing for any specific acquisition. In addition, Connecticut residents already pay among the highest property tax rates in the country. The state's average effective property tax rate (taxes as a percentage of home value) is 2.02%, which ranks as the fourth highest of any state.¹ Our residents, especially the elderly and others on fixed incomes can ill afford more property tax increases.

Lastly, without additional constraints, if enacted, this legislation could be intentionally used by towns to purchase otherwise developable land to stymy affordable housing developments and avoid fair housing obligations. For these reasons, the **HBRACT respectfully requests that the Environment Committee reject SB 1062.**

¹ <https://smartasset.com/taxes/connecticut-property-tax-calculator>