

Planning and Development Committee JOINT FAVORABLE REPORT

Bill No.: HB-6292

AN ACT CONCERNING MOTOR VEHICLE TAX ASSESSMENTS FOR
Title: CERTAIN OWNERS OF RENTAL PROPERTY.

Vote Date: 3/29/2019

Vote Action: Joint Favorable

PH Date: 3/6/2019

File No.:

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SPONSORS OF BILL:

Committee on Planning and Development

CO-SPONSORS:

[Rep. Stephanie E. Cummings, 74th Dist.](#)

[Rep. Geoff Luxenberg, 12th Dist.](#)

REASONS FOR BILL:

House Bill 6292 seeks to permit landlords to use certain documents to prove they do not reside at such properties that they own, but do not reside at. As of recent, landlords have reported they were not permitted to use a driver's license, mail, or other similar documents as proof they do not live at properties they own to avoid paying taxes for vehicles owned by the renters that are living on the landlord's property.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed

NATURE AND SOURCES OF SUPPORT:

[Bob De Cosmo, President, CT Property Owners Alliance:](#)

Bob De Cosmo testifies on behalf of the CT Property Owners Alliance in support of this bill. He states that municipalities who hire third-party tax collectors, who operate on commission they receive from collections, ought to implement better standards when assessing taxes. Bob cites a recent example where the city assessed him a \$10,000 tax for a car left on his property that he did not own, and already had its taxes paid for the year. The city blinded

assessed the tax and took many hours of appealing to prove he did not owe the wrongful tax imposition. He cites another case where a developer who lived in Bristol was applying for a building permit in Waterbury but was denied his application because a rental property that he owned in Waterbury had two unregistered motor vehicles belonging to his tenants. The collection company assumed the cars were his and demanded payment. The city then denied him a building permit and the property was severely vandalized because of the time it took to be relieved of the wrongful assessment. Bob urges passage of this bill.

[Anne Newmyer, Realtor, Keller Williams Realty:](#)

Anne writes in support of HB 6292. She believes this bill makes much sense and urges adoption.

[Heather Lombardi, Certified Trade Broker/Notary Public, Barter Business Unlimited:](#)

Heather Lombardi writes on behalf of Barter Business Unlimited in support of HB 6292. She believes it is ludicrous that a landlord would be held responsible for a tenant's past due taxes on personal property & this legislation is nothing but common sense.

[Mary Kopchick:](#)

Mary Kopchick writes in support of HB 6292. She believes it is unconscionable that a landlord would be responsible for taxes and bills when a leasing tenant stops paying their bills. She urges adoption.

[David Haberfeld:](#)

David writes in support of HB 6292. He states there is an unscrupulous company that is billing landlords for living at rental properties that they don't live at, and when a landlord attempts to show that they don't live at the rental property the company refuses to allow a landlord to use a driver's license, mail, utility bills, or leases as proof of residence. To remedy this issue he had to appear on the news so the collectors would stop their pursuit.

[Jamie Andrews:](#)

Jamie is a landlord who writes in support of this bill. She states this bill is important to her and believes reasonable proof that she doesn't reside at a rental property should be sufficient that she does not live at any of her rental properties. She urges adoption.

NATURE AND SOURCES OF OPPOSITION:

None expressed

Reported by: Robert Norris

Date: April 8, 2019