Bill No.: SB-1030
Title: AN ACT CONCERNING THE AUDIT PERIOD FOR THE TRANSFER OF HAZARDOUS WASTE ESTABLISHMENTS.
Vote Date: 3/14/2019
Vote Action: Joint Favorable
PH Date: 3/12/2019
File No.: 237

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SPONSORS OF BILL:
Commerce Committee

REASONS FOR BILL:
S.B. 1030 shortens the audit period for the transfer of hazardous waste establishments from three years to sixty days. This legislation intends to shorten the timeframe allotted in environmental audits to expand real estate development opportunities in Connecticut.

RESPONSE FROM ADMINISTRATION/AGENCY:

1. Katie S. Dykes, Commissioner of the Department of Energy and Environmental Protection (DEEP): DEEP stands in opposition to this legislation as written, saying that this legislation will constrain the Department’s ability to perform audits and citing the fact that 54 percent of audits exceed 1-year of duration.

NATURE AND SOURCES OF SUPPORT:

1. Robert G. Gaucher: Gaucher supports the legislation because he says that the current mandated three-year time frame under the current Connecticut Transfer Act has substantially hindered the real-estate market.

2. Richard C. Guralnick: Referred to thousands of acres of buildings and land left undeveloped in Connecticut, Guralnick urges legislators to support the bill.

3. Steven Inglese: Says the Connecticut Transfer Act’s 3-year time frame has had a detrimental effect on commercial real estate market in the state, Inglese, the President
of the New Haven Group, offered to meet with legislators to discuss how best to remedy the effects of the law on his industry.

4. **John Jensen**: Jensen supports legislation that will streamline and speed up the process of approval for real estate developers.

5. **Larry Levere, Director of Sentry Commercial**: Levere writes in support of the legislation. Levere subsequently provided a line-by-line edit of the bill.

6. **Phill Marshall**: As a commercial real estate agent, Marshall writes in support of this legislation.

7. **Jay L. Morris**: Cited the current Connecticut Transfer Act is an outdated and overreaching law, Morris writes in support of the bill, which he says will create jobs and bring revenue to the state.

8. **Tim Ryan**: Ryan supports this legislation, saying that these proposed amendments to the Transfer Act will alleviate the business difficulties he has experienced in Wallingford.

9. **Connecticut REALTORS (CTR)**: The organization, which represents 17,000 members of the real estate industry in the state, urges support of the legislation with changes. The changes which CTR suggests are as follows: to limit the Transfer Act to properties that lease at least 100 kilograms of hazardous waste per month or that treat, store, or dispose of hazardous waste; to limit the geographic boundaries of the Act to portions of property where businesses operated; and to clarify the definition of the word transfer.

10. **Greater New Haven Chamber of Commerce and Quinnipiac Chamber of Commerce**: The members of the Chamber of Commerce urge the passage of this legislation, with revisions as determined by the consultation of a working group of economic developers, commercial realtors, and environmental law attorneys.

**NATURE AND SOURCES OF OPPOSITION:**

1. **Environmental Professionals’ Organization of Connecticut (EPOC)**: EPOC opposes the legislation as written. While they support the notion of shortening the three-year audit time allotted to DEEP, the Organization believes that 60 days is too short a time span in which the Department can properly assess the success of a clean-up.

Reported by: Emmet Teran  
Date: 4/2/19