



Planning and Development Committee

February 13, 2019

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent 99% of Connecticut's population. We appreciate the opportunity to testify on bills of interest to towns and cities.

H.B. 5123 "An Act Prohibiting the Use of Eminent Domain for Commercial Purposes."

CCM **opposes** H.B. 5123.

On behalf of cities and towns across Connecticut, the Connecticut Conference of Municipalities is writing to express our significant concerns with H.B. 5123.

H.B. 5123 would prohibit the state and municipalities from exercising the use of eminent domain for commercial purposes. CCM is unaware of statewide problems with eminent domain that would necessitate this bill.

Towns and cities do not take eminent domain issues lightly. It is a course of action that municipal officials take as a last resort. As many may recall, the State, municipalities and interested parties went through a long (years long), wrenching and protracted ordeal to reform state law as a result of the *Kelo v. New London* decision in which the Court held that the general benefits a community enjoyed from economic growth qualified private redevelopment plans as a permissible "public use" under the Takings Clause of the Fifth Amendment. Through that process, a very delicate and fair balance was struck to provide property owners with more protections, including providing for additional compensation.

CCM urges the Legislature to not re-open this issue this year, and allow the comprehensive reforms and current law to work and be further studied before making changes to the system.

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If you have any questions, please contact Donna Hamzy Carroccia, Advocacy Manager of CCM at dhamzy@ccm-ct.org or (203) 843-0705.