



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

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*Your Home
Is Our
Business*

**PLANNING & DEVELOPMENT COMMITTEE
PUBLIC HEARING
TESTIMONY
March 18, 2019**

To: Chairman Cassano, Chairwoman McCarth-Vahey, Ranking Members Zawistowski, Champagne and distinguished Members of the Planning & Development Committee

From: Jim Perras, CEO

Re: **TESTIMONY IN SUPPORT (with caveat) OF HOUSE BILL 7277: AN ACT
CONCERNING THE CREATION OF LAND BANK AUTHORITIES**

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 **support of House Bill 7277**. If enacted, this bill would permit municipalities to establish land bank authorities for the purposes of acquiring real property, maintaining any such real property and disposing of any such real property within such municipalities. Land banks have been used with success in other states to return blighted and abandoned properties back in good repair and onto the property tax rolls. They are effective in stimulating economic activity that would not otherwise occur.

We thank the authors of this bill for including the provision to exclude land banks born of this legislation from holding the power of eminent domain. **We would also caution, that in so much that is bill could be used to acquire raw undeveloped land that the bill and legislative intent be made clear that property should not be purchased or held with the intent or the effect of obstructing affordable housing development in contradiction of the Affordable Fair Housing Act.**

Thank you, for the opportunity to provide **testimony in support of HB 7277 (with caveat)**.