



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

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*Your Home  
Is Our  
Business*

**Planning & Development Committee  
Public Hearing  
Testimony  
02/27/2019**

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

From: Jim Perras, CEO

Re: **Proposed Senate Bill 766: An Act Concerning the Expiration of Certain Land Use Permits**

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 SB 766**. If enacted, this bill would provide that no land use permit issued to an individual pursuant to section 8-3, 8-26g or 22a-42a of the general statutes that relates to the same parcel of land shall expire until the expiration date associated with the last of such permits issued to such individual. Permits to develop a single parcel of land must be made in order. By statute, a developer must have wetland permits and approvals before he or she can go to site plan or subdivision approval. As these permits are required to be obtained in consecutive order and they are all required as part of the approval process to build on a single parcel of land, it stands to reason that should be considered to run concurrently and should only expire upon the expiration of the last expiring permit.

8-2 of the General Statutes requires that site plan activities be completed within five years or ten years depending on the number of units planned for. 8-26g of the General Statutes requires the physical subdivision work for a plan consisting of 400 or more units be done within ten years of approval. 22a-42a of the General Statutes states that inland wetland permits shall expire when the approval expires or by ten years, whichever is earlier. If the permit activity does not require approval the permit is valid for no less than two years but not more than five years.

Keeping these deadlines and variables in mind over a duration of years can be difficult and could cause developers to unintentionally allow permits and approvals to lapse. The expiration of a permit or approval can be a costly time sink that can ultimately impact the availability and affordability of new construction. By tying the expiration of all permits pertaining to the same parcel of land to the expiration date of the last permit obtained, SB 766 will minimize the likelihood that a developer will inadvertently allow a permit to expire and therefore minimize the costs and delays associated with said delays.

Thank you, once again for the opportunity to submit testimony in support of SB 766.