



**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 OF SENATE BILL 1070 (RAISED) AN ACT
CONCERNING ABANDONED AND BLIGHTED PROPERTY
CONSERVATORSHIP.**

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 1070**. If enacted, this bill would provide for court-appointed conservators to bring blighted and abandoned residential, commercial and industrial buildings into municipal code compliance when owners fail to comply. Blighted and abandoned properties can have significant negative economic and psychological impacts on a community and can be a hindrance to positive economic development for the communities they're found in. A traditional foreclosure process can be long and costly. SB 1070 would be an efficient and cost-effective alternative to foreclosure to be used by municipalities and others to spur abandoned property owners to action. And if an owner of abandoned property is either unwilling or unable to act this, legislation gives the conservator the ability to act on behalf of the owner, in the best interest of the community.

If passed, SB 1070 would stimulate new renovations and redevelopment that otherwise would not occur. Not only would this activity improve the property values and character of a community, but it would also add revenues to towns and the state via increased, property, sales and incomes taxes.

Thank you, for the opportunity to submit testimony in **support of SB 1070**.