Bill No.: SB-320
Title: AN ACT CONCERNING REAL ESTATE CLOSINGS AND ATTORNEYS AND LAW FIRMS PREFERRED BY MORTGAGE LENDERS.
Vote Date: 3/14/2019
Vote Action: Joint Favorable
PH Date: 2/27/2019
File No.:

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SPONSORS OF BILL:
Insurance and Real Estate Committee
Sen. Len Fasano, 34th Dist.

REASONS FOR BILL:
The bill protects consumers in real estate transactions. It also prohibits persons other than licensed and insured attorneys from representing consumers in real estate transactions and would allow consumers to be able to use an attorney of their choice.

RESPONSE FROM ADMINISTRATION/AGENCY:
None

NATURE AND SOURCES OF SUPPORT:
Rep. Robin Comey – Consumer should have the right to choose the legal representation they know and trust.

Connecticut Fair Housing Center – The consumer needs a closing attorney who’s not only familiar with Connecticut law but also with county specific customs and practice. Caveat: recommend further change of requiring lenders to use attorneys other than the ones used by their borrowers.

Louis Crisci Jr., Esq. – Attorneys have an obligation of confidentiality protecting the clients information, while notaries used by Closing Service companies put their clients at more risk and exposure for losses, with no protections in place.
Richard Hogan, Vice President and Chief Compliance Officer – CATIC – Only licensed attorneys have the training and resources to address real estate regulations.

NATURE AND SOURCES OF OPPOSITION:

CT Bankers Association – If enacted this new provision would frustrate a lender’s compliance with federal laws that are designed to control costs for consumers and lenders.

Connecticut Realtors – This proposal clearly seeks to drive additional and mandated business for attorneys. Connecticut must stop creating statutory mandates.

Atty Houston Putnam Lowry – Polivy, Lowry & Clayton, LLC – Prevents people from representing themselves and there is no requirement for Connecticut Attorneys to have malpractice insurance.

Reported by:  Dawn Silveira  Date: 3/22/19