

Dear Housing Committee,

I have been an active real estate agent (and now broker) since 1986 in the Greater Danbury/New Milford area of CT.

I am writing to protest the proposed bills on the agenda. These bills are all slanted in favor of the tenant!! I see no bill proposed to help protect a landlord. Do you think that landlords have deep pockets? Do you think that landlords can afford to have their properties tied up and vacant or occupied by non-paying tenants, while these things get straightened out in court?

For sure, more people will be moving out of CT---good luck taxing the criminals and dead beat tenants! When are our lawmakers going to wake up?

**SB 105 - Tenant's Right To Housing:** We oppose providing free lawyers for those facing evictions as it will result in abuses of the system and long delays in getting non-paying rental units back under your control... depriving units of needed maintenance and putting pressure on payment like property taxes and mortgages with tenants living rent free  
<https://www.cga.ct.gov/2020/TOB/s/pdf/2020SB-00105-R00-SB.PDF>

**SB 109 - Concealing criminal records:** We oppose this Bill as there there is no ability to uncover career criminals...you can't just arbitrarily put a time value on something, more variables need to be assessed including the number of crimes and severity of crimes. ALSO, Connecticut will become a beacon for convicts to move here and this will endanger the public's safety.  
<https://www.cga.ct.gov/2020/TOB/s/pdf/2020SB-00109-R00-SB.PDF>

**HB 5122 - Civil rights protections to criminals:** endless lawsuits against landlords and real estate agents that try to protect themselves and their tenants from career criminals. This will create delays in filling vacancies due to appeals of denials.  
<https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05122-R00-HB.PDF>

**HB 5123 - Strict liability for lead poisonings:** considering the new HUD lower levels for determining a child is poisoned = \$\$\$ massive loss of money from lawsuits against landlords

Under this proposal you could be responsible for up to a lifetime of the child's lost earnings and legal fees (millions of \$\$\$) and without insurance in most cases to protect you.

Children's blood lead levels are at historic lows, we do not need these types of proposals that seek to redistribute wealth.  
<https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05123-R00-HB.PDF>

**HB 5126 - Capping late fees:** allowing tenants to request inspections before they move in (renegotiate your lease or extort \$\$ from you to release them) and expand government control over your business while limiting late fees you can collect (also remember when you evict, tenants will have free lawyers and a right to housing ...see Senate Bill # 105 above) <https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05126-R00-HB.PDF>

**HB 5118 - Security Systems:** Will become a great target for vandalism and a way to further place landlords into a financial bind with false alarms being pulled. If we can select the tenants

we want to rent to and not be forced to rent to career criminals, we will not expose our residents to needless risk

<https://www.cga.ct.gov/2020/TOB/h/pdf/2020HB-05118-R00-HB.PDF>

**Regards,**

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Licensed CT Broker

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