

To our elected Legislators,

As a real estate Broker engaged in representing tenants and landlords for Fifty-Six (56) Years I can tell you first hand of the dangers and negative impact of passing the following legislation.

Last year we ran about 10,000 background checks, only 2.2% had 3 or more convictions, but 1.1% had 10 or more convictions...we have a safety problem with career criminals

SB 105 - Tenant's Right To Housing: I 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: I oppose this Bill as 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>

Sincerely,
Peter

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Profit from my Expertise

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