

# Housing Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-5124

AN ACT REQUIRING LANDLORDS TO NOTIFY TENANTS OF FORECLOSURE

**Title:** PROCEEDINGS.

**Vote Date:** 3/5/2020

**Vote Action:** Joint Favorable

**PH Date:** 2/18/2020

**File No.:**

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## **SPONSORS OF BILL:**

The Housing Committee

Rep. Joseph P. Gresko, 121st Dist.

## **REASONS FOR BILL:**

Prevent landlords from taking advantage of tenants by requiring them to disclose if the property they are about to rent is facing foreclosure proceedings. This would help tenants from evictions that are avoidable.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

None Stated.

## **NATURE AND SOURCES OF SUPPORT:**

Kiley Gosselin - Executive Director – Partnership For Strong Communities – 227 Lawrence Street, Hartford CT 06106- support - Low-income tenants are disproportionately affected when their housing is subject to foreclosure proceedings. We support policies, like this bill, that protect low-income residents from housing instability and homelessness.

Kathleen Flaherty ESQ. Executive Director CT Legal Rights Project Inc. – **supports with concerns:** tenants should be informed if their landlord is under foreclosure. I'm not sure that allowing tenants to file for receivership of rents will be helpful. If the rent is collected by someone else the landlord might not be able to save the property.

Joe Gresko – State Representative – 121 District – supports - on behalf of Connie Johnson a constituent she wishes to prevent families from facing hardship like the ordeal she endured. This bill would require full disclosure to a prospective tenant by a landlord of a pending foreclosure on the property being rented. Connecticut's Tenant Bill of Rights would be improved if it included disclosing foreclosure proceedings on a property being rented. Transparency in a rental agreement is paramount and that should include tenants being notified of pending foreclosure on the property they will call home.

**NATURE AND SOURCES OF OPPOSITION:**

Paul Januszewski – President Greater Enfield Landlord Association – oppose – stating this legislation will negatively affect our ability to provide affordable, safe and clean housing.

John Souza – President CT Coalition of Property Owners (CCOPO) – oppose stating this would take any chance away from a property owner who is struggling, to keep their property during foreclosure proceedings. Until the final judgment by the court, the property still belongs to the landlord and they should be entitled to collect any rents.

**Reported by: Karen Godbout**

**Date: 03/06/2020**