Housing Committee

JOINT FAVORABLE REPORT

Bill No.: HB-5123
Title: AN ACT CONCERNING THE PERMITTING AND SAFETY OF RENTAL UNITS.
Vote Date: 3/5/2020
Vote Action: Joint Favorable
PH Date: 2/18/2020

Disclaimer: The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.

SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

This bill would amend the Connecticut General Statutes to improve the safety of rental units by allowing building officials to issue fines for constructing rental units without a permit, increasing authority of municipalities to issue fines for noncompliance with residential licensing programs, and establishing strict liability for lead poisoning cases and property owners that fail to meet inspection requirements.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Stated.

NATURE AND SOURCES OF SUPPORT:

The following people conditional support for HB-5123 saying that they support allowing building officials to request a building permit for rental units, they oppose the language of holding landlords strictly liable.


The following people support HB-5123 because the bill will allow building officials to issue fines for noncompliance of rental safety, and to issue fines for constructing rental units without a permit.

Zachary McKeown, Legislative Associate for The Connecticut Conference of Municipalities
NATURE AND SOURCES OF OPPOSITION:

The following people expressed **opposition to HB-5123** because they believe this bill is unfair towards landlords and would cost landlords money in lawsuits when they were not at fault.

*Michael Batista, Resident, Waterbury*

*Adam Bonoff, Resident*

*Allison Bonoff, Resident, Easton*

*Michael Cervellino, Landlord, Waterbury*

*Hong Cui, Resident, New Haven*

*Pete D'Amato, Property Owner, Woodbury*

*Shirish Dhume, Resident, Cheshire*

*David Epstein, Rental property Owner, New Britain*

*Naomi Freeman, Resident, New Haven*

*Guihong Geremia, Landlord, New Britain*

*Kevin Harris, Resident*

*Paul Januszewski, President of the Greater Enfield Landlord Association, Enfield*

*Diane Jones, Broker, Brookfield*

*Lucien Laliberty, Broker, Danielson*

*Eryen LaLonde, Realtor*

*Peter Lucchesse, Property Owner*

*Ming Luo, Resident*

*Luthien, Resident*

*Rob Makas, Landlord*

*Marrie Matta-Isona, Broker, East Haven*
Jeffery Mita, Landlord
Rudy O’Neil, Landlord, New Britain
Yinghui Qin, Resident
Denise Robillard, Broker for Continental Retail Associates, Jewett City
Eric Rodgers, Member of the CT Association of Retail Estate Investors
Tushar Shah, Landlord
John Souza, Landlord
Steven Iovanna, Landlord, Meriden
Sean Toomey, Resident
Bo Yang, Resident, Fairfield
Lin Yang, Resident, Woodbridge

The following people oppose HB-5123.
Guihong Cui, Resident, New Britain
Richard Dubina, Resident, Chaplin
Rich Pavlik, Realtor
Filipe Pereira, Resident
Raj, Pillai, Landlord
Lantha Rams
Kalidas Sukumaran, Landlord
Zachary Upton, Landlord, Bridgeport

Reported by: Dalton Mongeau Date: [Type Date]