

To Whom It May Concern:

I am writing to express concerns about Section 3 of the proposed Governor's Bill No. 6441, An Act Concerning Climate Change Adaptation. Although I support most provisions of this Bill, and although I support the causes supported by Section 3 of the Bill, I believe such causes are properly supported by the community as a whole, not by property owners who randomly happen to buy or sell property there. Furthermore, since the benefits of conservation and open space are enjoyed equally by all property owners, I do not believe such open space fees are fair if applied in a progressive manner.

The proposed fee, if adopted by a municipality, would be significant: over \$3000 on a house valued at \$800,000. With housing values in Connecticut having risen considerably recently, this burden on property owners is only increasing further.

I point out that this additional property burden is being proposed in the context of drastic reductions in the federal income tax deductibility of other local property levies.

Since business properties are often valued even higher than residential properties, the proposed conveyance fee hits businesses even harder and could well have an unintended negative effect by discouraging new or expanding businesses, some of which may simply be moving within their community in order to serve it better.

Since conservation and open space are community benefits it only stands to reason that the funding of such community values be community-wide, not arbitrarily placed upon residents and businesses who

simply happen to want or need to buy or sell property. Amending the proposed Bill 6441 to reflect this view would be fairer and more effective for all Connecticut residents.

Thank you for receiving these comments.

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