



**HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.**

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*Your Home
Is Our
Business*

**ENERGY & TECHNOLOGY COMMITTEE
PUBLIC HEARING
Testimony
03/04/2021**

To: Chairmen Needleman and Arconti, Ranking Members Formica and Ferraro, and distinguished Members of the Energy & Technology Committee

From: Jim Perras, CEO

Re: **S.B. 882: AAC CLIMATE CHANGE MITIGATION AND HOME ENERGY AFFORDABILITY (Oppose)**

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) is a professional trade association with nearly 800 hundred business members statewide, employing tens of thousands of Connecticut residents. Our association of small businesses is comprised of residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry. We build between 70% to 80% of all new homes and apartments in Connecticut each year and engage in countless home remodeling projects.

Thank you, for the opportunity to provide **testimony in response to SB 882**. If enacted **SB 882** would require landlords to provide potential tenants 12 months of utility usage data that must be made accessible by the utility companies. In turn, the utilities would be able to pass on any costs associated with this new data aggregation requirement on to the consumer in the form of higher rates. The bill would also authorize towns to establish penalties for non-compliant landlords. Additionally, if enacted, this legislation would require sellers to disclose 12 months of energy consumption data prior to the sale of the home. Lastly, it penalizes non-compliant sellers by requiring him or her to credit the buyer \$1000.00 at time of sale.

As home builders, it is important to our members that prospective buyers of new construction can sell their existing homes with as few obstructions as possible. In addition, historical energy consumption data is not necessarily reflective of the energy efficiency of a home. Rather, it is more reflective of the age, number and energy use habits of existing occupants. As such, use of this data could have the unintended consequence of unfairly disadvantaging larger families when selling their homes. In addition, owners of residential rental properties have no control over energy use by their tenants and could experience similar disadvantages when putting their buildings on the market.

There are practical and logistical concerns as well. For example, oil and propane are not typically sold on a monthly basis and their consumption levels vary based on the time of year. Alternatively, the state should improve upon its efforts to educate consumers of energy to alter consumption habits rather than passing legislation that could have negative financial impacts

on homeowners and business owners. Therefore, the **HBRA of CT asks the Energy & Technology Committee to reject SB 882.**

Thank you, for the opportunity to provide testimony On **SB 882. HBRA of CT asks the Energy & Technology Committee to reject SB 882.**