



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

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*Your Home  
Is Our  
Business*

**FINANCE, REVENUE & BONDING COMMITTEE  
Public Hearing Testimony  
March 15, 2021**

**To: Chairpersons Rep. Scanlon, Sen. Fonfara, Ranking Members Rep. Cheeseman, Sen. Martin and distinguished Members of the Finance, Revenue & Bonding Committee**

**From: Jim Perras, CEO**

**Regarding the Following Bills:**

- **H.B. 5280:** AN ACT ESTABLISHING TAX CREDITS FOR THE COSTS OF COVID-19-RELATED BUILDING CHANGES AND UPGRADES. **(Support)**
- **H.B. 6187:** AN ACT CONCERNING THE RESTRUCTURING OF CERTAIN TAXES AND TAX EQUITY. **(Oppose)**
- **S.B. 821:** AN ACT CONCERNING THE REFORMATION OF CERTAIN TAXES AND TAX EQUITY. **(Oppose)**
- **S.B. 171:** AN ACT ESTABLISHING A STATE-WIDE TAX ON REAL PROPERTY. **(Oppose)**
- **S.B. 172:** AN ACT ESTABLISHING A STATE-WIDE ASSESSMENT TO ENCOURAGE AFFORDABLE HOUSING IN THE STATE. **(Oppose)**

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) is a professional trade association with nearly 900 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 support of H.B. 5280:** If passed, HB 5280 would establish tax credits for the costs of making changes and upgrades to nonresidential buildings to help slow the spread of COVID-19. This is an important piece of legislation that is both a strong public health measure and an economic stimulant for the remodeling sector that provides these products and services. This legislation is particularly important and timely at this juncture in the COVID-19 crisis, to protect the Connecticut workforce as employers begin to call their employees back into the office from working remotely. As such, the **HBRA-CT respectfully requests that the Finance Committee to pass H.B. 5280.**

**Thank you for the opportunity to submit testimony in opposition HB 6187, SB 821, SB 171, and SB 172.**

The HBRA-CT is strongly opposed to legislation that would increase conveyance fees or create statewide property taxes. The residential construction market might be currently experiencing a COVID-19 related uptick in remodeling and new home construction activity which currently represents one of the few bright spots in the Connecticut economy. But this uptick sits on a precarious perch. There is a buildable lot scarcity, unpredictable and severe supply chain disruptions, ballooning costs in materials with lumber prices all time highs and ever rising regulatory costs. These bills will only serve to further stress the residential construction market and will likely restrain economic activity in our sector of the economy as housing affordability and accessibility are at crisis levels. Connecticut has some of the oldest and inefficient housing stock in the country. And our industry has been building, until recently, at recession levels since 2009, exacerbating our issues of housing scarcity and contributing to the affordability crisis. The National Association of Home Builders "Priced-Out Estimates for 2021" estimates that a modest \$1,000.00 increase in the median new home price would price 153,967 households out of the market. This is not the time to make it more difficult for Connecticut residents to achieve the American dream of homeownership.

As such, the **HBRA-CT respectfully requests that the Finance Committee oppose HB 6187, SB 821, SB 171, and SB 172.** And instead, focus on ways to make homeownership better accessible to all Connecticut residents and ways incentivize more remodeling and new construction to meet existing and future demands. Thank you.