

February 18, 2021
Housing Committee
Legislative Office Building
300 Capitol Avenue
Hartford, CT 06106

Raised Bill 6433: An Act Concerning Inspections of Rental Property Prior to Occupancy or Termination, Late Rental Payments and Designation of a Rental Housing Ombudsman

Dear Members of the Housing Committee:

My name is Carlos Mouta and I would like to thank you for the opportunity to provide written testimony opposing H.B. 6433. I currently own multiple residential buildings and I am concerned about the impact this bill will have on, not only my properties, but the rental housing market as a whole.

I urge you to reject this bill. I feel that capping late fees and requiring inspections on demand will just make things complicated and add costs to the rental housing system. Late fees are clearly marked in the written lease and are only collected after a 10-day grace period. The security deposit is often not enough to cover the late fees incurred. I also believe that photos taken by both tenants and landlords can take the place of on demand inspections.

I am concerned that if this bill passes, the additional costs will be passed to tenants in higher rental fees. At some point, landlords will have no choice but to raise rent if these additional costs keep being added to them. Unfortunately, many good landlords that just want to provide a nice property at a reasonable price will decide that it is too much and sell their buildings and they will likely be replaced by those that keep costs low to maintain a profit. Everyone loses at that point.

Sincerely,

Carlos Mouta