

# Housing Committee

## JOINT FAVORABLE REPORT

**Bill No.:** HB-6437

AN ACT REQUIRING LANDLORDS TO NOTIFY TENANTS OF FORECLOSURE

**Title:** PROCEEDINGS.

**Vote Date:** 3/9/2021

**Vote Action:** Joint Favorable

**PH Date:** 2/18/2021

**File No.:**

***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:

Rep. Joseph P. Gresko, District 121

### REASONS FOR BILL:

This bill was created because currently landlords are not required by law to have to notify their tenants that the housing unit is in foreclosure. This bill would seek to better inform tenants so they can make more informed decisions on there housing.

### RESPONSE FROM ADMINISTRATION/AGENCY:

State of Connecticut Judicial Branch- Does not take a position on this bill in their public testimony but did want to see change in the language. In sections 1 and 2, they would like "pending foreclosure" defined. The branch would also like clarification in Section 2(b) as to whether a tenant must name the mortgagee in the action. Lastly, the branch states "oftentimes in C.G.S. section 47a-14h actions, the court allows funds to be disbursed periodically while the case remains pending for the repair and upkeep of the property. This proposal does not give the court the authority to order this protection, nor STATE OF CONNECTICUT JUDICIAL BRANCH 2 the receivers the authority to unilaterally protect the property and carry out what are traditionally the landlord's responsibilities. Would the receiver carry any liability for not using the funds for necessary repairs, or would the landlord, who is not collecting rent any longer and is embroiled in a foreclosure action, be liable? Given that foreclosure actions can last a long time, these are practical concerns".

### NATURE AND SOURCES OF SUPPORT:

Rep. Joseph P. Gresko- **Supports** this bill in their public testimony because it provides more transparency in rental agreements.

Policy Director of Partnership for Strong Communities Sean Ghio- Supports this bill in their public testimony because it would protect low-income residents from becoming homeless.

The following **support** this bill in their public testimony because it would better inform tenants and help them make better decisions on where to live:

Executive Director of Connecticut Legal Rights Project Kathleen Flaherty- Supports this bill because it would help tenants make better informed plans to remain stably housed.

Director of Fairfield County's Center for Housing Opportunity Christie Stewart- Supports this bill because it would protect low-income residents who are most likely to be affected by foreclosures, to better plan to remain stably housed.

#### **NATURE AND SOURCES OF OPPOSITION:**

The following **oppose** this bill in their public testimony because it would incentivize tenants to not pay rent and therefore exacerbate foreclosures:

Adam Bonoff- Oppose

Trevor Dorian-Oppose

Paul Januszewski-Oppose

Stephen Rejniak- Oppose

President of the CT Coalition of Property Owners John Souza- Oppose

Terry Waller- Oppose

Carl Lupinacci-Oppose

Executive Director of The CT Fair Housing Center Erin Kemple-Oppose

**Reported by: Eddie Aledia**

**Date: 3/22/21**