



February 16, 2020

Hon. Representative McCarthy Vahey  
Hon. Senator Cassano  
Hon. Members of Planning and Development Committee

**Re: HOUSE BILL 6418; AN ACT CONCERNING ABANDONED AND BLIGHTED PROPERTY RECEIVERSHIP**

Dear Chairs and members of Planning and Development Committee:

On behalf of the **Connecticut Association of Zoning Enforcement Officials (CAZEO)**, we are writing to you to express our support of **House Bill 6418**.

CAZEO was founded in 1979 as the professional organization representing individuals employed as Zoning Enforcement Officers throughout the State of Connecticut. Currently, CAZEO has over 200 members representing over 140 communities throughout Connecticut.

Blight does not recognize town populations. Blight does not recognize town boundaries. Removing population caps on property receivership will help smaller communities deal with blight.

The broken window theory illustrates how blight can affect economic growth and opportunity for a community. When one broken window is permitted to remain, a second broken window will appear. As properties in a neighborhood are left in a state of disrepair with more broken windows will appear. The appearance of this area now will send a message that no one cares about the neighborhood. Current property owners will be less likely to invest in their properties. Potential property owners will be dissuaded from purchasing properties because of the lack of investment within the area. It makes everyone ask why invest? This is why fixing that one broken window is important and how that one blighted property could have long-term economic effects to a larger area if it is left unabated.

This proposal will provide a tool that every community in Connecticut will benefit from.

In closing, CAZEO asks that members of Planning and Development please support **House Bill 6418**.

Thank you for your attention to this matter.

Michael Glidden, CZEO CFM  
CAZEO  
Vice President /Legislative Liaison

