



CONNECTICUT REALTORS®

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Statement on

SB 940, AN ACT CONCERNING WALK THROUGH INSPECTIONS OF RENTAL PROPERTY and HB 6593 AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION

OPPOSE

**Submitted to the Housing Committee
By Connecticut REALTORS®**

February 7, 2023

Connecticut REALTORS® (CTR) submits testimony related to **SB 940, AN ACT CONCERNING WALK THROUGH INSPECTIONS OF RENTAL PROPERTY and HB 6593, AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION**. CTR represents over 20,000 members involved in all aspects of real estate in Connecticut. CTR members work with tens of thousands of buyers, sellers, landlords and tenants annually.

SB 940 permits tenants to conduct a walk-through inspection of the dwelling unit prior to moving in. Currently, this is a standard practice, so it is not necessary to codify it into law. However, the vagueness in the language could create confusion in expectations so it should not be adopted.

It should be recognized there are other ways to document the status of a unit before occupancy including time stamped photos of the unit. If a prospective tenant is out of the area or has a work schedule that cannot accommodate a time of availability for a landlord, this proposed legislation may not permit the tenant to take occupancy. The bill assumes all parties have the flexibility for such inspection and the unit is going to be available for prior entry to provide a viewing opportunity. It is also possible for a lease to start before a tenant locates to an area and takes occupancy. In many instances a walk-through is already the practice, but a mandate could cause a restriction that a tenant or landlord cannot reasonably do together in some instances.

CTR also has concerns with **HB 6593**. Currently, each housing authority has assigned territories for the purposes of ensuring specific focus on a geographic area. If an individual housing authority should wish to extend its territory said authority would first have to demonstrate all its goals have been met throughout the geographic area already assigned. There is already a process in place to request addition of additional jurisdiction.

CTR would be willing to discuss in further detail the difficulties of implementation of these bills with the proponents at their convenience. Thank you for your consideration of our concerns related to the proposed legislation before your committee today.