

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-939

AN ACT CONCERNING PROPERTY TAX ABATEMENT FOR CERTAIN FIRST-

Title: TIME HOME BUYERS.

Vote Date: 3/7/2023

Vote Action: Joint Favorable Change of Reference to Finance, Revenue and Bonding

PH Date: 2/7/2023

File No.:

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SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

To provide first-time home buyers in the state a tax abatement of up to five hundred dollars to eligible participants. To encourage new homeownership when it is reaching new lows in the State of Connecticut.

RESPONSE FROM ADMINISTRATION/AGENCY:

No Response Given

NATURE AND SOURCES OF SUPPORT:

Western Connecticut Council of Government, Executive Director, Francis R. Pickering:

Mr. Pickering supports the bill with considerations. Incorporation of extending applicability to owner-occupied multi-family housing units. Extending applicability for the abatement to homes with a USDA mortgage. Evaluating options to reduce closing costs.

Connecticut Business & Industry Association, Public Policy Associate, Peter Myers:

Mr. Myers supports the bill as the lack of homeownership is impeding growth of CT businesses. Claims the State has 102,000 open jobs to fill, and this will help create more affordable housing opportunities for all of CT and for potential residents of our state.

Greater Bristol Realty Corporation, Secretary, Craig Minor: Mr. Minor questions why the homeowner must be a CHFA mortgagee. Claims there are other ways to ensure housing remains affordable outside of those parameters.

Connecticut Conference of Municipalities, Senior Legislative Associate, Zachary McKeown: Mr. McKeown supports the bill as it does not impose a "de facto" mandate on towns and cities. Supports this measure, as the tax relief will create more affordable opportunities for potential homeowners.

Connecticut Council of Small Towns, Executive Director, Betsy Gara: Ms. Gara supports the bill as local municipalities are given flexibility and this serves a viable way to promote homeowner without creating undue burdens onto other property owners.

NATURE AND SOURCES OF OPPOSITION:

Tenant, Clayton Perry: Mr. Perry believes bills like these will hurt landlords and is afraid his rent may go up as a result.

Woodbury Planning Commission, Member, Mary Connolly: Ms. Connolly believes that local governments need to have a greater say over local land use. As the local and municipal governments is the closest to the people and generally the most effective.

The same piece of testimony was submitted several times in opposition to this bill. Other members of the public submitted testimony opposing this bill without proving explanation. It is believed by staff that this with either done in error, or they opposed all the Housing Committee bills.

Reported by: David Leal

Date: 3/23/2023