



**HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.**

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*Your Home
Is Our
Business*

March 22, 2017

To: Senators Logan and Cassano, and Representative Lamar, Co-Chairs
Representative Zawistowski, Ranking Member
Members of the Planning & Development Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **Support, With Amendment, SB 1037, AAC the Advertisement of
Legal Notices on Municipal Internet Web Sites**

The HBRA of Connecticut is a professional trade association with about eight hundred (800) member firms statewide employing tens of thousands of CT's citizens. Our members, all small businesses, are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry and to consumers. We build between 70% to 80% of all new homes and apartments in the state each year and engage in countless home remodeling projects.

While we support the effort to streamline and reduce the costs of posting advertisements of legal notices, we urge an amendment be made to SB 1037.

Our concern arises out of the legal nature of such advertisements. With land use applications that go to planning and zoning commission and other boards, nothing will throw out an application quicker than a procedural due process violation. For example, the notice requirements contained in CGS sec. 8-7d, applicable to all land use applications, must be adhered to strictly. In order to prove compliance with such requirements, the dates of legal notice advertisements are made part of the record, i.e., they are submitted to the land use body as part of the application. Typically, a copy of the newspaper notice showing the date of publication is submitted. The only way to prove such dates if the notice is posted on the municipal web site is if the posting itself contains the date(s) of the posting.

Therefore, please consider adding the following sentence at the end of line 15,
“Whenever such advertisement is posted on the Internet web site of such town, city or borough, the posting shall contain the specific date or dates when such advertisement is or are posted in a format that can be printed by the viewer.”

Thank you for the opportunity to comment on this legislation.