



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

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Home Building Industry Day at the Capitol

April 3, 2018

Help Us Lead Connecticut Back to Economic Strength

See Policy Statement and Housing Permit Chart Attached

PRIORITY ISSUES

↑ **Support SB 274, to Prevent Increased Assessments on Homes Under Construction**

Help Grow Municipal Grand Lists by Jump Starting Home Construction

Passed by P&D 22-0, SB 274 is applicable to 1-4 family new home construction only. Allows higher tax assessments on the earliest of: 1) issuance of a C.O., 2) deed transfer to first buyer, 3) actual use as a residence, or 4) two years after the last building permit is issued for the home.

↑ **Support HB 5045, Accountability for Fair & Affordable Housing Through Zoning**

Adopts a long overdue technical rewrite of our zoning enabling act to create clarity for all stakeholders, especially zoning commissions. Also makes only four substantive changes to zoning law to heighten the importance of promoting housing as essential to the state's future.

↓ **Oppose SB 342, Alternative Treatment Septic Systems**

Original bill was intended to improve the regulation of AT wastewater systems. Substitute language passed by the Environment Committee does the opposite and severely restricts the use of these technologies, hurting housing and economic development.

↓ **Oppose any Inclusionary Zoning Mandate on Multifamily Builders**

The inclusionary zoning (IZ) bill (HB 5482) that died in P&D properly recognized that local zoning plays a huge role in prohibiting affordable and MF housing. CT needs both more affordable housing and housing for all income levels. But, IZ places the cost burden of building affordable units on MF developers and their market rate buyers and renters, who are not the problem.

Please do not allow IZ to come back in an amendment.

↓ **For Regulations Review, Oppose Mandating Fire Sprinklers in all new Townhomes**

A possible proposal from the Codes & Stds Committee in DAS, a final decision is to be made Apr 11.

MINOR ISSUES

↑ **Support HB 5487, re the continuance of a nonconforming use**

Passed P&D on consent, the bill clarifies that a zoning special permit cannot be required to continue a nonconforming use, building or structure – because such continuance cannot be extinguished under existing statute and judicial case law.

↓ **Oppose section 3 of SB 193, allowing DCP to charge a \$250 penalty**

An anti-business and heavy-handed over-reach by DCP, this section allows the agency to charge regulated businesses (i.e., those licensed or registered by DCP) a \$250 fine if the business does not respond within 14 days to the agency's request for information regarding a consumer complaint.

**Vision: "Building CT's Economy, Communities and Better Lives One Home at a Time."
Mission: "Using Effective Advocacy and New Knowledge to Solve Our Member's Problems."**