

What Home Builders & Others in Our Industry Would Have To Do!

The 2015 State Legislative Session considered all of these proposed new laws. ...

QUESTION: Which ones passed and which did not?

- All home builders must install a fire sprinkler system in all new 1&2 family homes built after Jan. 1, 2017.
- All general contractors on construction sites will be liable for all subcontractor's employee's claims for wages and workers comp benefits if they worked on your site.
- Prevailing wage rates (artificially high wages set by DOL and unions) will have to be paid on all housing construction that benefits from any state funding assistance.
- All employers must provide their hourly employees a work schedule 21 days in advance; and if the schedule varies, employers must pay "predictability pay."
- Employees of any contractor or subcontractor who works on a construction site may, in order to secure a wage claim, file a mechanics lien on the property at which they worked.
- Trade licensing boards will have new, independent authority (i.e., without going through the DCP Commissioner) to issue cease work orders on construction sites when claims are made someone is working outside the bounds of authorized licensed work.
- The RE conveyance tax will be assessed on construction contracts that are part of "dual transaction" deals, i.e., where a lot is transferred first, and a home is constructed after the transfer—an arrangement validated by the CT Supreme Court.

- All contractors will have to pay increased penalties if they assume a worker is an independent contractor but DOL determines later that the worker is an employee.
- Developers can no longer use the Affordable Housing Appeals Act, because 8-30g is repealed.
- Registered home improvement contractors must pass a test, or take continuing education, in order to register or renew with DCP, while no improvement in enforcement is required of the agency to address the large underground (unregistered) contractor community.
- The sales tax will be applied to many new services currently exempt, such as architectural, engineering, interior design, accounting, sales and marketing, public relations, advertising and others.

ANSWER: None above and to the left passed, saving tens of thousands per home—Because the HBRA of CT and its Housing Defense Fund (HDF) stopped them!

BUT—two good bills did pass!

- A horrible trial court decision that requires land use applicants to conduct a title search in order to identify the owners of all adjacent properties for proper notice purposes, was overturned by the HBRA, making it clear that town assessors' maps and the grand list are adequate for notice purposes. See Public Act 15-68.
- A new 10-yr statute of limitations places a bar on state and municipal government's ability to sue contractors who perform public works projects. See Public Act 15-28.

HELP US CONTINUE THE FIGHT with EFFECTIVE LOBBYING* EFFORTS—PLEASE CONTRIBUTE to the HBRA's HOUSING DEFENSE FUND!

"Building CT's Economy, Communities and Better Lives with Advocacy & Knowledge that Solves our Member's Problems."

* Lobbying simply means educating policy makers and urging them to do the right thing. The HBRA of CT writes proposed legislation and amendments, gets them introduced, opposes adverse language, testifies at public hearings, writes talking points and supporting statements, gathers facts and data, and actively promotes the industry at formal and countless informal meetings with state legislators, regulators, coalition partners and other stakeholders. It takes a lot of resources to get the job done. The HBRA's Housing Defense Fund is critical to our success.