

Advocacy & Knowledge — What the HBRA of CT Does For You!

We lobby* for and against legislation and regulations to help or protect the industry.

Below are just some examples of new state laws we got adopted in recent years. ...

... But many of our successes go unseen. We play a lot of defense and defeat numerous proposed laws and regulations the industry never has to face.

Land Development & Permitting

- Reformed 22a-19 environmental interventions to require petitions to state specific facts about alleged harm, and more...
- Required state agencies to identify specific statutory & regulatory authority when regulating businesses or land owners
- Limits state agency's use of State Plan of C&D's locational guide map when making funding and permit decisions
- Greatly improved performance bonds/financial guarantees developers provide to municipalities
- Streamlined DEEP's construction stormwater general permit, shaving months off the process
- Got automatic 9-year permit extensions for site plan, subdivision and wetland permits
- Coordinated wetland permit expiration dates with site plan and subdivision approvals; required PZC to accept and process applications even if a wetland app is pending; defeated 200' buffer, no-touch zones ... 5 times
- Substantially streamlined STC permit requirements; no longer applicable to developments of 100 homes or less
- Created uniform land use notice requirements repealed procedural pitfalls, and established a public notice registry so PZCs work in the open

- Adopted HOME CT Incentive Housing program
- Prevented DPH from requiring paper reviews of routine water main distribution installations

Building Codes & Construction

- Helped shape new law requiring smoke & CO detectors in homes during home improvement work, averting original proposal's code nightmare for contractors
- Fixed green building code requirements, establishing statutory recognition for the NAHB RC Nat'l Green Building Standard (NGBS)
- Got the CT Codes & Standards Committee to remove mandatory fire sprinklers from the 2009 IRC

Business Operations

- Got the state to adopt all 4 federally permissible options to comply with new OSHA regs on crane operators; original bill would have required all operators to be licensed
- Amended the law to allow developers to market and sell, but not transfer, lots prior to final subdivision approval
- Improved the handling of consumer complaints at Consumer Protection; Got favorable changes to registration laws for home builders and home improvement contractors

"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. Summaries and copies of laws and regulations can be found at www.hbact.org.