



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

3 Regency Drive, Suite 204, Bloomfield, CT 06002
Tel: 860-216-5858 Fax: 860-206-8954 Web: www.hbact.org

*Your Home
Is Our
Business*

March 7, 2016

To: Senator Steve Cassano, Co-Chair
Representative Ed Jutila, Co-Chair
Members of the Government Administration & Elections Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **Oppose HB 5512, AA Authorizing Additional Fees for Municipal
Public Records Requested for Commercial Purposes**

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.

The HBRA of Connecticut opposes HB 5512 because as written it will add costs to real estate and economic development activities. Real estate and economic development activity often requires applicants for various local permits to search and request documents from towns for items such as adjacent and neighboring land owners (for notice purposes), title searches, tax assessments, and possibly prior development applications on particular sites. Each of these document requests would be considered as "for a commercial purpose" under the bill. The newly authorized municipal fee schedule's only constraint under the bill is that it be "reasonable." But, reason when it comes to a fee always differs between the payor and the payee, and unfortunately we are always the payor.

We urge you to not support SB 5512 as written or more narrowly tailor it to exclude document requests for real estate and economic development activity.

Thank you for the opportunity to express our views on this topic.