



HOME BUILDERS & REMODELERS ASSOCIATION  
OF CONNECTICUT, INC.

435 CHAPEL ROAD, SUITE B, SOUTH WINDSOR, CT 06074

TEL: 860-500-7796 FAX: 860-500-7798 WEB: [WWW.HBACT.ORG](http://WWW.HBACT.ORG)

*“Your Home Is Our Business “*

# PRIORITY LEGISLATION

## ENVIRONMENT

### OPPOSE

#### HB 5004: AN ACT CONCERNING THE IMPLEMENTATION OF CERTAIN CLIMATE CHANGE MEASURES

**NATURE OF CONCERN:** While we have serious concerns with Section 6 and 7, the HBRA is most concerned with Section 21 which compels DEEP to unilaterally create a plan of “nature-based solutions” to combat climate change and to implement said plan by 7/1/26 without legislative approval. This would allow DEEP to take actions that could significantly slow production, increase costs and exacerbate the housing crisis.

### OPPOSE

#### HB 5218: AN ACT CONCERNING THE ESTABLISHMENT OF RIPARIAN BUFFERS AND REVISION OF CERTAIN INLAND WETLANDS PROVISIONS.

**NATURE OF CONCERN:** The HBRA has concerns with provisions found in Section 1 that compel the DEEP to unilaterally develop uniform setback requirements for development near streams, rivers, and inland wetlands without legislative or municipal approval. Mandating state uniform standards would limit a local commission’s flexibility to act in the best of the town, its residents, and the environment.

### OPPOSE

#### SB 11: AN ACT COORDINATING CONNECTICUT RESILIENCY PLANNING AND BROADENING MUNICIPAL OPTIONS FOR CLIMATE RESILIENCE

**NATURE OF CONCERN:** While the HBRA has concerns with numerous aspects of this bill, its members are most concerned with the following: 1) Section 19 which adds additional criteria to non-public members by requiring 5 members have experience in green construction experience and 2) Section 21, which compels the Codes and Standards Committee to adopt the latest IECC models 18 months after its adoption and the latest Insurance Institute’s “Fortified Construction” standards with each new code cycle.

**Vision:** “Building CT’s Economy, Communities & Better Lives One Home at a Time.”

**Mission:** “Using Effective Advocacy & New Knowledge to Solve our Member’s Problems.”



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## GUARANTY FUND

### SUPPORT

**HB 5272: AN ACT CONCERNING THE EXPIRATION OF CERTAIN LAND USE APPROVALS AND THE NEW HOME CONSTRUCTION GUARANTY FUND.**

**NATURE OF SUPPORT:** The HBRA has worked closely with the House P&D Chair to give the state the ability to go after law breaking contractors while minimizing negative impacts on law abiding contractors. We still have underlying issues some of it's provisions but have been assured it's a work in progress and that the Chair will work with us to make it work.

### OPPOSE

**HB 5236 and SB 201**

**NATURE OF CONCERN:** Both bills address the state's ability to seek restitution from contractors for payouts from the Guaranty Fund. The HBRA prefers the language found in HB 5272 and asks that these bills not move forward.

## LABOR

### OPPOSE

**SB 409: AN ACT CONCERNING WAGE THEFT RESPONSIBILITY.**

**NATURE OF CONCERN:** This bill would be a costly and time-consuming bureaucratic nightmare for contractors with administrative costs being passed on to homeowners, thereby increasing the cost of housing and exacerbating affordability challenges.

## LANDLORD/TENANT

### OPPOSE

**SB 5156: AN ACT REQUIRING NOTICES OF RENT INCREASES.**

**NATURE OF CONCERN:** The HBRA is concerned with the negative impacts this bill could have on much needed housing production.

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# PRIORITY LEGISLATION

## LANDLORD/TENANT

### OPPOSE

**SB 143: AN ACT CONCERNING EVICTIONS FOR CAUSE.**

**NATURE OF CONCERN:** The HBRA is concerned this legislation will stifle production, make lenders more cautious and cause landlords to be even more discerning in their approach to renting their units.

## LAND USE

### OPPOSE

**HB 5337: AN ACT CONCERNING AFFORDABLE HOUSING DEVELOPMENT PRACTICES.**

**NATURE OF CONCERN:** The HBRA has serious concerns with the provisions in this bill that mandate additional bonding requirements of affordable housing applications, the cost of which will be passed on to tenants and disincentivize development of affordable housing.

### OPPOSE

**SB 6: AN ACT CONCERNING HOUSING.**

**NATURE OF CONCERN:** HBRA urges the striking of Section 6 which imposes an additional conveyance tax on any real estate transaction that includes a non-individual buyer. The intent of this provision is to dissuade out-of-state investors, however as written, any transaction that includes an in-state builder or developer would also be impacted.

## WORKFORCE DEVELOPMENT

### SUPPORT

**SB: 51: AN ACT CONCERNING FUNDING FOR THE PREAPPRENTICESHIP GRANT PROGRAM.**

**NATURE OF SUPPORT:** CT needs to invest in its residential construction skilled workforce to meet the needs of present and future CT residents. Funding this program would aid schools to maintain and grow pre-apprenticeship programs while exposing students to good paying careers in the skilled trades. A similar program in Colorado has seen over 44,000 students obtain pre-apprenticeship certificates in various disciplines since 2016.

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