



**HOME BUILDERS & REMODELERS ASSOCIATION
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ENVIRONMENT

HBRA OPPOSED [HB 5004](#): AN ACT CONCERNING THE IMPLEMENTATION OF CERTAIN CLIMATE CHANGE MEASURES.

INTENT OF THE BILL: This bill declares a climate crisis and directs the state to act according. As amended on the House floor it would have, among other things, done the following:

- Establish new green house gas emission reduction goals
- Directs PURA to establish a JOBSCT Tax Rebate Program to encourage environmentally sustainable business practices
- Lists fee waivers for environmentally friendly businesses
- Creates a CT Clean Economy Council – to develop strategies and policies transition workers away from fossil fuel based jobs
- Compels DEEP to develop a plan and rebate program to incentivize heat pump installations
- Compels DEEP to create a report on “Nature Based Solutions” for climate change mitigation

NATURE OF CONCERN: While the HBRA had serious concerns with several sections, the HBRA was most concerned with Section 21 which would have compelled DEEP to unilaterally create a plan of “nature-based solutions” to combat climate change and offer recommendations that could have dramatically impacted housing development. ([See HBRA testimony here](#))

STATUS: (DEAD) This bill was amended and passed out of the House on a partisan vote of (94-56). It saw significant changes. It was watered down significantly. The “nature BASED SOLUTIONS” section, as originally drafted, would have allowed DEEP to develop and automatically implement “Nature Based Solutions” which was changed to simply directing DEEP to report on recommendations, rather than immediate implementation. **THIS BILL DIED ON THE SENATE CALENDAR.**

HBRA OPPOSED [HB 5218](#): AN ACT CONCERNING THE ESTABLISHMENT OF RIPARIAN BUFFERS AND REVISION OF CERTAIN INLAND WETLANDS PROVISIONS.

INTENT OF THE BILL: This bill would have directed DEEP to develop buffers and setbacks from waterways and wetlands and require certain inland wetlands training and materials.

NATURE OF CONCERN: The HBRA had concerns with provisions found in Section 1 that compelled 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. ([See HBRA testimony here](#))

STATUS: (DEAD) After opposition to this bill from the HBRA and others, **THIS BILL DIED IN THE APPROPRIATIONS COMMITTEE.**

HBRA OPPOSED [SB 11](#): AN ACT COORDINATING CONNECTICUT RESILIENCY PLANNING AND BROADENING MUNICIPAL OPTIONS FOR CLIMATE RESILIENCE.

INTENT OF THE BILL: This bill would have made changes in laws related to planning for and preparing against certain hazards and climate change.

NATURE OF CONCERN: While the HBRA had concerns with numerous aspects of this bill, we were most concerned with the following: 1) **Section 19** which would have added additional criteria to non-public members by requiring 5 members have experience in green construction experience and 2) **Section 21**, which would have compelled 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. ([See HBRA testimony here](#))

STATUS: (DEAD) A Democrat amendment was filed to remove code related provisions. **THIS BILL DIED ON THE SENATE CALENDAR.**

CODES

HBRA SUPPORTED [SB 343](#): AN ACT CONCERNING MEMBERSHIP OF THE CODES AND STANDARDS COMMITTEE AND BATTERY-CHARGED SECURITY FENCES.

INTENT OF THE BILL: As originally drafted, this bill would have made the following changes to our state statutes:

- Add two new Codes and Standards Committee members with construction experience.
- It would have moved 3 and 4 family unit buildings from the IBC to IRC and explicitly stated that the state could not mandate the installation of sprinklers on impacted units.
- It would have required the Codes and Standards Committee to consider impacts on the cost of construction when contemplating new codes.

NATURE OF SUPPORT: The HBRA drafted and submitted this bill to the Public Safety Committee.

STATUS (PASSED): The bill was ultimately stripped of the majority of its provisions and was left only with unrelated language and the addition of two new Codes and Standards Committee members with construction expertise (SB 343 PASSED AND THE REMAINING CODE PROVISIONS WERE INCORPORATED IN SECTIONS 116 & 117 OF [HB 5524](#) WHICH PASSED AND ALSO INCLUDES VACANT LOT PROVISIONS FOUND IN [HB 5392](#))

GUARANTY FUND

HBRA SUPPORTED [HB 5272](#): AN ACT CONCERNING THE EXPIRATION OF CERTAIN LAND USE APPROVALS AND THE NEW HOME CONSTRUCTION GUARANTY FUND.

INTENT OF THE BILL: As originally drafted, it would have allowed town to force the early expiration of land use approvals under certain circumstances. It would increase payouts from the New Home Construction Guaranty Fund and lastly would allow the DCP to seek restitution from individual owners of home construction businesses that cause payouts to occur.

NATURE OF SUPPORT: The HBRA 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.

HBRA worked closely with legislative leaders strike the land use expiration language from the underlying bill and replacing it with language that makes it clear that a town has the authority to remediate in instances where a developer abandons work that results in a health or safety hazard to residents. ([See HBRA testimony here](#))

STATUS (DEAD): This bill passed the House unanimously and was heralded as one of the most important consumer protection bills of the year. **THE SENATE FAILED TO TAKE ACTION ON THIS BILL.**

LABOR

HBRA OPPOSED [SB 409](#): AN ACT CONCERNING WAGE THEFT RESPONSIBILITY.

INTENT OF BILL: To make a contractor liable for unpaid wages owed to an employee of a subcontractor who performs work on any portion of a construction contract.

NATURE OF CONCERN: This bill would have unfairly and unjustly made contractors liable for wage disputes between subcontractors and their employees and costs associated with this new liability would have likely passed on to homeowners, thereby increasing the cost of housing and exacerbating affordability challenges. ([See HBRA testimony here](#))

STATUS: (DEAD) After a lengthy debate and filibuster, this bill was amended and passed out of the Senate with a partisan vote (24-12). **THIS BILL DIED ON THE HOUSE CALENDAR.**

LANDLORD/TENANT

HBRA OPPOSED [SB 5156](#): AN ACT REQUIRING NOTICES OF RENT INCREASES.

INTENT OF THE BILL: To prohibit (1) any rental agreement from providing a tenant with less than sixty days' notice of any increase in rent, and (2) a landlord from issuing a notice to quit based on a tenant's refusal to accept an increase in rent unless such tenant has been provided not less than sixty days' notice of such increase in rent.

NATURE OF CONCERN: The HBRA is concerned with the negative impacts this bill could have on much needed housing production. ([See HBRA testimony here](#))

STATUS (DEAD): This bill died on the House calendar. However, a “notice of rent provision” was added to the House Majority Leader’s omnibus housing bill [HB 5474](#) which includes a forty-five-day notice requirement that was negotiated and agreed to with the landlord community. **HB 5475 PASSED THE SENATE IN CONCURRENCE.**

HBRA OPPOSED [SB 143](#): AN ACT CONCERNING EVICTIONS FOR CAUSE.

INTENT OF THE BILL: To require cause for the eviction of certain tenants and residents of mobile manufactured home parks.

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. ([See HBRA testimony here](#))

STATUS (DEAD): This bill was heavily lobbied by proponents and opponents alike. Watered down “Just Cause Eviction” language was filed to Senate Bill 6. **BOTH SENATE BILL 143 AND SENATE BILL 6 DIED ON THE SENATE CALENDAR.**

LAND USE

HBRA OPPOSED [HB 5337](#): AN ACT CONCERNING AFFORDABLE HOUSING DEVELOPMENT PRACTICES.

INTENT OF THE BILL: To (1) require a surety bond from any developer who submits an affordable housing application to a zoning commission, and (2) allow a municipality to award funds from a tax increment district master plan fund for improvements to certain affordable housing if pursuant to an agreement with the owner to renew the affordable deed covenants or restrictions concerning such affordable housing.

NATURE OF CONCERN: The HBRA had serious concerns with the provisions in this bill that would have mandated additional bonding requirements of affordable housing applications, the cost of which could disincentivize development of affordable housing. ([See testimony here](#))

STATUS (DEAD) This bill belonged to the House Majority Leader,. The HBRA met with the Majority Leader’s chief of staff specifically to address our concerns with the bonding requirements found in this bill. **THIS BILL DIED ON THE HOUSE CALENDAR.**

HBRA OPPOSED [SB 6](#): AN ACT CONCERNING HOUSING.

INTENT OF THIS BILL: This bill seeks to make housing more affordable by doing the following (among other things):

- To create a Housing Growth Fund to provide grants to towns that create certain types of housing.
- Creates a tax credit program for commercial conversions.
- Increase the conveyance tax with transactions that include a “non-individual” buyers.
- Reduces sales and use tax for affordable housing.
- Expands housing authority jurisdiction.

NATURE OF CONCERN: HBRA urged the striking of Section 6 which would have imposed 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. ([See HBRA testimony here](#))

STATUS (DEAD): This was a heavily lobbied by HBRA and others. It had an amendment on it that would have made it a vehicle to pass “Just Cause Eviction”. The bill was never called for a vote. **SB 6 DIED ON THE SENATE CALENDAR.**

HBRA HELD A NEUTRAL POSITION ON [HB 5474](#): AN ACT REQUIRING MUNICIPAL REPORTS CONCERNING RESIDENTIAL CONSTRUCTION APPROVAL TO THE OFFICE OF RESPONSIBLE GROWTH.

INTENT OF THIS BILL: This was the House Majority Leader’s omnibus housing bill. It includes the following:

- New permit reporting requirements for municipalities to DECD

- Design review study
- As-of-right conversions of nursing homes
- The review of surplus state land for affordable housing development
- New municipal blight ordinances
- The award of moratorium points for missing middle housing development
- Authorizes municipalities to use tax increment district funds to renovate certain 8-30g deed-restricted affordable housing in exchange for the owner renewing the development's affordability restrictions
- Notice of rent increases
- Expands DEEP's multi-family housing retrofit pilot program by allowing it to offer grants in addition to loans
- Exempts certain vacant lots in subdivisions and resubdivisions from changes to municipal zoning regulations and maps.
- And more

NATURE OF HBRA POSITION: HBRA supported this bill in Committee ([See HBRA testimony here](#))

STATUS (PASSED): This bill passed both chambers.

WORKFORCE DEVELOPMENT

HBRA SUPPORTED [SB: 51](#): AN ACT CONCERNING FUNDING FOR THE PREAPPRENTICESHIP GRANT PROGRAM.

INTENT OF THE BILL: To add funding to the program that HBRA fought for and got passed in 2023 that would require the State Department of Education to create a grant program for high schools that offer certified pre-apprenticeship programs.

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. ([See HBRA testimony here](#))

STATUS (DEAD): This bill fell victim to the legislature's decision to not make adjustments to the second year of the biennium budget. It was referred to the Appropriation Com