



MEMBER COMMUNICATION

HOME BUILDERS & REMODELERS ASSOCIATION OF CT

PRESIDENTS MESSAGE

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DEVELOPERS FORUM

HOBİ AWARDS

Summer Newsletter 2025

Home Builders & Remodelers Association of Connecticut



ADVOCACY & KNOWLEDGE – WHAT THE HBRA OF CT DOES FOR YOU!

The HBRA of Connecticut is the statewide component of your HBRA membership!

The HBRA of Connecticut is your voice at the Capitol. We draft legislation, challenge harmful regulations, and advocate for policies that protect and promote the housing industry. From public hearings to private meetings with lawmakers, we're actively shaping the future of homebuilding in Connecticut.

Backed by a strong board, expert staff, and engaged members, we tackle the industry challenges, drive growth, and uphold the highest standards of professionalism and integrity.

Your source for [residential construction](#), [news](#), [policy](#), and [advocacy](#).

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PRESIDENTS MESSAGE

DEAR HBRA MEMBERS,

WHAT AN INCREDIBLE TIME TO BE PART OF THE HBRA! AS WE WRAP UP SUMMER, I'M THRILLED TO SEE OUR INDUSTRY ON THE RISE, WITH HOUSING BUILDS AND REMODEL NUMBERS INCREASING! OUR LOCAL ASSOCIATIONS HAVE ACHIEVED GROWTH, THANKS TO INNOVATIVE DRIVES AND PROMOTIONS. OUR STATE ASSOCIATION IS PURSUING GREAT PROGRAMS AND CONTINUES ITS EFFORTS WITH GOVERNMENT AFFAIRS. THE EXCITEMENT IS BUILDING, AND I'M INSPIRED BY THE ENERGY AT EVERY EVENT.

CELEBRATING OUR SUCCESSES:

-MEMBERSHIP GROWTH: CONGRATULATIONS TO OUR LOCAL ASSOCIATIONS FOR THEIR IMPRESSIVE GROWTH. YOUR DEDICATION AND HARD WORK HAVE PAID OFF, AND WE ARE PROUD TO RECOGNIZE YOUR EFFORTS.

-HOBİ AWARDS: OUR ANNUAL HOBİ AWARDS ARE JUST AROUND THE CORNER, AND THIS YEAR'S CELEBRATION PROMISES TO BE UNFORGETTABLE WITH SOME EXCITING UPDATES TO THE PROGRAM. DO NOT MISS OUT ON THIS FANTASTIC OPPORTUNITY TO SHOWCASE YOUR OUTSTANDING PROJECTS AND NETWORK WITH INDUSTRY LEADERS.

WHY YOU SHOULD GET INVOLVED:

-EXPERIENCE THE BUZZ: ATTEND LOCAL EVENTS AND FEEL THE ENTHUSIASM FIRSTHAND. BRING A COLLEAGUE OR FRIEND WHO COULD BENEFIT FROM OUR ASSOCIATION'S RESOURCES AND NETWORKING OPPORTUNITIES.

-SUBMIT YOUR PROJECT: SHOWCASE YOUR EXCEPTIONAL WORK AND COMPETE FOR A HOBİ AWARD. THE APPLICATION DEADLINE IS SEPTEMBER 8TH, DO NOT WAIT- SUBMIT YOUR ENTRY TODAY!

-NETWORK AND BUILD RELATIONSHIPS: OUR EVENTS PROVIDE THE PERFECT PLATFORM TO CONNECT WITH INDUSTRY PROFESSIONALS, EXCHANGE IDEAS, AND BUILD VALUABLE RELATIONSHIPS.

LOOKING AHEAD:

AS WE CONTINUE TO BUILD ON OUR SUCCESSES, I AM EXCITED TO SEE WHAT THE FUTURE HOLDS FOR OUR ASSOCIATION. WITH THE HOUSING MARKET IMPROVING AND OUR MEMBERS THRIVING, WE'RE POISED FOR EVEN GREATER ACHIEVEMENTS. LET'S WORK TOGETHER TO PROPEL OUR ASSOCIATION TO NEW HEIGHTS.

BEST REGARDS,



ANTHONY B. DEROSA
PRESIDENT & CHAIRMAN



As Connecticut's BUILD-PAC Trustee, I'd like to again thank all our sponsors and everyone that contributed and came out to the iconic TPC River Highlands, Cromwell CT to play in our 22ND Annual Fiano Family Golf Classic in support of the National Association of Home Builders Political Action Committee (BUILD-PAC).

This event raised a record of \$110,000, including \$10,000 in new contributions. This was our most successful year yet, and earning Connecticut "Champion" status again with NAHB is proof of the commitment our members have to the cause.

If you're interested in learning more about BUILD-PAC and NAHB'S advocacy efforts visit www.nahb.org/BUILDPAC.



LEARN MORE



Contributions to BUILD-PAC are completely voluntary. You may choose not to contribute without reprisal. Contributions to BUILD-PAC will be used for political purposes and are not tax deductible for federal income tax purposes. Federal law requires political action committees to report the name, mailing address, occupation, and name of employer for each individual whose contribution exceeds \$200.00 in a calendar year. Foreign nationals cannot contribute to BUILD-PAC.

GOVERNMENT AFFAIRS UPDATE

HBRA OF CT CEO, JIM PERRAS As the 2026 legislative session approaches, the HBRA of CT Government Relations team continues to work aggressively on behalf of our members. Here is what's ahead:

Special Session on Housing

Governor Lamont vetoed Public Act 25-47 (formerly HB 5002) earlier this summer, citing concerns with its "Fair Share" provisions. A special session is expected this September or October.

In response, HBRA of CT delivered a detailed letter to the Governor proposing constructive solutions:

- **Fair Share:** Strengthen §8-30j Affordable Housing Plans by incorporating the 2023 Affordable Housing Working Group checklist, ensuring accountability without rigid unit mandates.
- **Parking Reform:** Allow towns to require up to one space per bedroom, capped at two per unit, to balance development with local needs.
- **As-of-Right Redevelopment:** Permit modest as-of-right development (2–4 units) in residential zones with existing infrastructure rather than broad commercial conversions.
- **Code Adoption Reform:** Transition to a six-year building code cycle to streamline updates and reduce compliance burdens.

CLICK HERE TO READ HBRA CT'S LETTER TO THE GOVERNOR

Septic Regulation Working Group

Last session, HBRA of CT successfully stopped burdensome new septic regulations that would have rolled back years of reform and imposed costly nitrogen assessments on smaller systems.

Instead, Public Act 25-97 created a legislative working group to recommend balanced reforms that protect public health while supporting housing growth. HBRA of CT is proud to serve on this group, represented by CEO Jim Perras and members:

- Bob Wiedenmann, Sunwood Development
- David Potts, GEOMATRIX
- Matt Gilchrist, EG Home

Legislative Builders’ Roundtable

This fall, a new Legislative Builders' RoundTable—spearheaded by Rep. Kerry Wood, Chairwoman of the Insurance &Real Estate Committee—will bring lawmakers and HBRA members together to tackle regulatory and utility challenges that slow housing production and drive-up costs.

Participating legislators include Rep. Wood, Rep. Cara Pavlock-D’Amato, Rep. Jill Barry, and Rep. Stephen Meskers. Insights from these discussions are expected to shape a pro-housing production bill for the 2026session.

HBRA of CT extends thanks to the following members who have joined CEO Jim Perras in this important work:

- | | |
|--|--|
| • Bob Wiedenmann, Sunwood Development | • Eric Santini, Jr., Santini Living |
| • Matt Gilchrist, EG Home | • Chris Steiner, Steiner Inc. |
| • Rob Michaud, Michaud Development | • Ken Boynton, Boynton Construction Inc. |
| • Johnny Carrier, Carrier Group, Inc. | • Jerry Effren, Grey Rock Homes |
| • Liz Verna, Verna Builders & Developers | |

Looking Ahead

From blocking harmful septic rules to shaping the state's housing policy, HBRA of CT is at the table—driving solutions that protect our industry, expand housing opportunities, and strengthen Connecticut’s future.

A Win for Trades

BY TIM ACKERT
State Representative, 8th General Assembly District

A Win for Trades: Securing a Stable Hiring Ratio in CT

8 to 1. That’s the ratio of how many years I needed to advocate for just one critical law to pass: to implement a sustainable apprenticeship hiring ratio for the Connecticut skilled labor workforce. Today, I am pleased to share that those years of advocacy, in collaboration with trade associations like the HBRA of CT, and business owners, have generated successful legislative action that will benefit our skilled laborers for years to come.

Why it matters: Connecticut is facing a severe skilled labor employee shortage, and the passing of Public Act 25-47 allows apprentices to steadily enter the trades to support economic development, statewide housing initiatives, and the diversification of our workforce.

My advocacy on this issue began when I noticed firsthand, as an electrician and apprenticeship sponsor, how our skilled laborers were aging out faster than we could recruit our next generation of workers. But an aging workforce wasn’t the only issue, it was also the limit our law placed on hiring apprentices for plumbing, heating, electrical, and other forms of skilled work.

Before the law, the state mandated that each licensed apprenticeship sponsor must abide by a 3:1 (licensed journeyman to apprenticeship) ratio, after hiring their first three apprentices. This means that to hire one new apprentice, each employer must already employ three licensed contractors in that trade, placing heavy burden on business owners as demand for labor increased, and the number of licensed journeymen decreased.

In 2024, I was proud to organize a press conference calling for legislative action that included the Home Builders & Remodelers Association, Independent Electrical Contractors of New England, Connecticut Heating & Cooling Contractors Association, Encon Heating & AC, and Earthlight Technologies. Later that fall, many others convened for a roundtable on workforce development, that garnered bipartisan support, launching our legislative campaign in 2025.

Our mindset was that by supporting new apprentices, we can also support our economy, secure affordable housing, meet climate goals, and achieve workforce diversity. Throughout the legislative session, I sponsored five major bills that each sought to change the current hiring ratio, while also creating a construction pipeline and introducing our youth to trade opportunities to help grow the workforce.

Ultimately, with the help of our persistent advocacy, strategic approach, and working across the aisle, the General Assembly passed Senate Bill 1465, An Act Authorizing the Commissioner of Consumer Protection to Allow Certain Skilled Trade Licensees to Deviate from Certain Skilled Trade Hiring Ratios, officially changing the 3:1 to a 1:1 apprenticeship hiring ratio for up to the first eight apprentices; substantially increasing the job opportunities for those who want to enter the trades.

Not only does this legislative success reflect the first steps towards a stronger skilled labor workforce, but it demonstrates the power of consistent, bipartisan advocacy. With this important victory for our trades, I am confident that Connecticut will see an increase in recruiting new skilled laborers and expanding career opportunities for students across our state.





CT DEVELOPERS FORUM

HOME BUILDERS & REMODELERS ASSOCIATION OF CT

Topic: Join our industry experts in real estate, banking and supply markets for a roundtable discussion on the current state and future of the Connecticut housing industry.

Hosted and moderated by Guest Chairman, Chris Nelson of Nelson Construction



CT REALTOR PRESIDENT ELECT, ALEXA KEBALO WILL PROVIDE DISCUSSION AND TAKE Q&A ON "MARKET TRENDS".



NEIL A. CARON TO DISCUSS PRODUCTS, SERVICES, AND TRENDS IN TODAY'S MARKET.



ALEX CASAROTTO AND BOBBY SANFORD OF SANFORD & HAWLEY INC WILL PROVIDE INVENTORY TRENDS, PRICING OUTLOOKS AND REGIONAL FACTORS AFFECTING CONNECTICUT BUILDERS.

Cost to attend: General Registration: \$65
***Developers Forum Members \$40**

**if you are a member of the Developers Forum Council, you pay annual membership dues- this is in addition to your HBRA membership dues*

Family Style Menu Includes: Stuffed mushrooms, Fried calamari, Penne marinara, Fettuccine Bolognese, Beef tenderloin, Grilled Salmon Mixed vegetables, Roasted potatoes, Coffee, tea, dessert

REGISTER HERE BY SEPTEMBER 3RD

JOIN THE DEVELOPERS FORUM TODAY!

Join Other Professionals in the Land Development & Home Building Business to Solve Problems! Become a member with the CT Developers Forum Today and learn why current participants keep coming back year after year!.

The CT Developers Forum identifies the special problems and serves the special needs of residential, commercial and industrial real estate developers and builders. Forum events function to expand key advocacy and industry messages.

JOIN TODAY!

THE 31ST ANNUAL HOBI AWARDS!



JOANNE CARROLL
HBRA CT, HOBI
AWARDS PRODUCER



MARK YOUR CALENDARS! IT'S TIME TO GET READY FOR THE BIGGEST NETWORKING AND SOCIAL EVENT OF THE YEAR!

The 31st Annual HOBI Awards will take place on Thursday, November 13th, 2025 at the Aqua Turf Club in Plantsville, CT from 5:00 PM–9:00PM. This is your opportunity to be recognized! Builders, remodelers, architects, and suppliers—join us in celebrating the very best of Connecticut's housing industry.

HOBI AWARDS 2025

The **deadline to enter** the 31st annual HOBI Awards is Monday **September 8th!**

CLICK HERE TO ENTER THE HOBI'S

VIEW ALL CATEGORIES

Please call me, **Joanne Carroll** at **(203) 530-0044** with your HOBI entry questions.

THE HBRA OF CONNECTICUT HOBI AWARDS HAS WON THE ATTENTION AND RESPECT OF LEGISLATORS, PUBLIC OFFICIALS, AND CONSUMERS.

The positive recognition and PR the HOBI Awards generates for our industry is invaluable. Builders and realtors have used the prestige of a HOBI Award to secure financing, sell houses, and win new clients. Judging will begin in mid-September, and new construction judges will visit some of the homes in person. In mid-October, all HOBI entrants will be notified of the awards results by email. More than 800 housing industry professionals will be there to take pride in their accomplishments; make valuable contacts; and have FUN!

This year, we are paying special tribute to an **HONOR ROLL** of builders & remodelers, who have won **20 or more HOBI's** over the years!

To **Sponsor and advertise** for the HOBI's, check out our create HOBI Sponsor Packages, and the unique promotional VALUE they offer

CLICK HERE HOBI SPONSOR PACKAGES

HOBI tickets will become available in early October! Stay tuned for more information!

We hope to see you all on November 13th!

Joanne Carroll



SPONSORSHIP OPPORTUNITIES

NOVEMBER 13, 2025 | AQUA TURF CLUB
Plantsville, CT



ELITE LEVEL SPONSOR \$5,000

- Video message from Sponsor
- Logo included in all marketing assets
- Logo Placement on Video Screen during HOBI Awards
- Ad Included in Social Media Campaign
- Full Page Ad in HOBI Program
- Logo with link on HOBIAwards.com and HBACT.org websites
- Tabletop for Product/Company Display with electricity
- Photo Op Published in HOBI Awards edition of Connecticut Builder Magazine
- Six (6) Complimentary Attendee Tickets

PLATINUM LEVEL SPONSOR \$3,500

- Logo included in all marketing assets
- Logo Placement on Video Screen during HOBI Awards
- Logo included in Social Media Campaign
- Half Page Ad in HOBI Program
- Logo with link on HOBIAwards.com and HBACT.org websites
- Tabletop for Product/Company Display with electricity
- Photo Op Published in HOBI Awards edition of Connecticut Builder Magazine
- Four (4) Complimentary Attendee Tickets

GOLD LEVEL SPONSOR \$2,000

- Logo included in all marketing assets
- Logo Placement on Video Screen during HOBI Awards
- Company Name Listed in Social Media Campaign
- Company Name Included in all Email Blasts
- Quarter Page Ad in HOBI Program
- Three (3) Complimentary Attendee Tickets

SILVER LEVEL SPONSOR \$1,000

- Logo included in all marketing assets
- Company Name Listed on Video Screen during HOBI Awards
- Company Name Listed Social Media Campaign
- Company Name Included in all Email Blasts
- One (1) Complimentary Attendee Ticket

Program Book Ads

Full Page	\$1200
1/2 Page	\$850
1/4 Page	\$700

Ad Dimensions



Full Page
8.5 X 11



1/2 Page
7.125 X 4.75



1/4 Page
3.5 X 4.75

ALL SPONSORSHIP AND ADVERTISING MUST BE RECEIVED BY 10.20.25

Call 860-500-7795 or email mquadrato@hbact.org
about your sponsorship package.



HOME BUILDERS & REMODELERS ASSOCIATION OF CONNECTICUT
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Connecticut Builder Magazine 2025 Summer Issue



ADVERTISE IN OUR FALL 2025 ISSUE

Ad Deadline- September 12th
Distribution- November 13th

Visit [Connecticut Builder Magazine](#) to learn more!

QUESTIONS? CALL THE OFFICE, 860-500-7796 OR
EMAIL, ADMIN@HBACT.ORG

Client Alert

Key Tax Implications of the One Big Beautiful Bill Act

On July 4, 2025, the federal government enacted H.R. 1, "An Act to provide for reconciliation" which is popularly known as the One Big Beautiful Bill Act ("OBBBA").

OBBBA included significant tax changes, making some provisions of the Tax Cuts and Jobs Act of 2017 permanent and adding new tax provisions.

HBRA Member, Tim Hollister of Hinckley Allen shared an article about the tax implications of the "One Big Beautiful Bill Act".

READ MORE ABOUT KEY DOMESTIC TAX PROVISIONS RELATING TO BUSINESSES, INDIVIDUALS, AND TAX-EXEMPT ORGANIZATIONS.



Do you have a retirement plan?

All businesses without a retirement plan and with **5 or more employees** must enroll in Connecticut's mandatory retirement plan, MyCTsavings or **face penalties**.

Or check out the HBRA 401(k) for more flexibility and to see if you are eligible for the following tax credits:

New Plan Start Up Cost Credit
Employer Contribution Credit
Automatic Enrollment Credit

Questions about your retirement plan options or the tax credits available? Please reach out today!



MEMBER SAVINGS

HB
REBATES



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Money Back for Products
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FREE MEMBER BENEFIT OF YOUR STATE & LOCAL HBA

EASY TO PARTICIPATE!

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MANUFACTURERS**

THE AVERAGE REBATE PER
BUILDER/REMODELER COMPANY WHO
PARTICIPATED IN 2024 WAS:

\$1,650.24



1 Register ----- 2 Submit a Rebate Claim ----- 3 Receive a Rebate Check

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Q3 2025 MEMBER SAVINGS PROGRAM

PERSONAL SAVINGS AT A GLANCE | nahb.org/savings



AUTO

COMPANY		SAVINGS	PRODUCTS	INFO
 	BMW	Earn up to \$1,500 on a new BMW or up to \$500 on a new MINI	BMW	memberdeals.com/nahb/shopping.php?action=view&sub=bmw&login=1
	GOODYEAR	Members must log into NAHB.org to save 15% on Goodyear Tires.	Goodyear Tires & Services	nahb.org/goodyear

TRAVEL & ENTERTAINMENT

COMPANY		SAVINGS	PRODUCTS	INFO
	AVIS	Save up to 30% off Avis PAY NOW rates when making a reservation with Avis Worldwide Discount (AWD) number G572900.	Rental Cars	avis.com/nahb 800-331-1212 AWD #G572900
	BUDGET	Save up to 35% off Budget PAY NOW rates when making a reservation using Budget Customer Discount (BCD) number Z536900.	Rental Cars	budget.com/nahb 800-283-4387 BCD #Z536900
	COSTCO WHOLESALE	Get a \$20 or \$40 digital Costco shop card when joining as a new Costco member.	Gift Card with Club Membership	nahb.org/savings Click on "Costco Wholesale" button under "Personal Savings"
	WALT DISNEY WORLD	Explore Walt Disney World Resorts at special member discounts	Theme Parks	nahb.org/savings Click on "Walt Disney World" button under "Personal Savings"
	HERTZ	Save up to 25% on everyday base rates and additional program benefits with Hertz Gold Plus	Rental Cars	nahb.org/hertz
	HOTELPLANNER	NAHB members can save up to 65% on hotel room rates at over 800,000 properties worldwide in more than 250 countries.	Hotels	nahb.hotelplanner.com 800-497-2175
	MEMBER DEALS	Up to 50% off.	Theme Parks, Movie Tickets, Concerts, Water Parks & Gift Cards	memberdeals.com/nahb/?login=1 877-579-1201
	SAM'S CLUB	Save over 60% on a new membership plus receive travel and entertainment credit	Club Membership	nahb.org/savings Click on "Sam's Club" button under "Personal Savings"
	SIRIUSXM	Get a free four-month trial to SiriusXM's Platinum streaming	Music	nahb.org/xm

Health & Wellness

COMPANY		SAVINGS	PRODUCTS	INFO
	ACTIVE & FIT DIRECT	Find your perfect gym for \$28/month.	Fitness Membership	nahb.org/AFD

ELECTRONICS & SOFTWARE

COMPANY		SAVINGS	PRODUCTS	INFO
	DELL	Up to 40% off Dell computer servers, electronics & accessories. Free IT consultations for members.	Computers & Hardware	dell.com/nahb 800-757-8442
	MICROSOFT OFFICE	Up to 90% discount on a one-time purchase of Microsoft Office Home & Business 2019 and 2021	Microsoft Apps	nahb.org/office

NAHB Members Saved over **\$40,000,000** last year

*Discounts are as of 6/30/25 & subject to change at any time Visit nahb.org/savings for the latest deals & limited time offers.



NAHB BuilderBooks

NAHB BuilderBooks

BuilderBooks is your source for education and training products for the building industry. As NAHB’s official bookstore, BuilderBooks offers award-winning publications, software, brochures and more, with many available in both English and Spanish. Stay ahead of your competitors and build a better bottom line for your business with the products you find through Builderbooks.

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NAHB BUILDER BOOKS



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