

Connecticut REALTORS® Legislative Accomplishments – 2022

CTR was involved with supporting, opposing or monitoring several dozen bills this session. Here are a few of note that were defeated or passed.

Defeated bills:

1. **Housing Bill - Evictions Only for Cause**– CTR opposed. Would not permit lapse of time of a lease as a reason for eviction.
2. **Energy Scoring - Rentals** - CTR opposed. Would have required energy score on properties prior to rent. Would require inclusion of a link to the site with the energy score to be included by the landlord on any MLS, public or private listing service used.
3. **Primary Heating Type Restrictions in New Construction and Major Renovations** - CTR opposed. Would prohibit the use of any electric resistance or fossil fuel combustion system as the primary source of heating, ventilation and air conditioning or water heating in new residential construction or in major alterations of residential buildings.
4. **Landlord and Tenant Relationships** – CTR opposed. Would have limited the total amount a landlord could charge for all background checks.
5. **Statewide Property Tax** – CTR opposed. Also called the Mansion Tax. Would have added an additional conveyance tax on home buyers statewide for home purchases above a certain amount.
6. **Transit-oriented Development** – CTR opposed. Would have allowed for the as of right development of housing near transit facilities.

Bills that passed:

1. **Property Tax Relief** – CTR supported. Provides reductions in property tax, caps the rate for the car tax and eliminates the pension tax, along with other tax relief measures making Connecticut more affordable.
2. **Energy Charging Stations** – CTR supported. Permits use of a tenant's dedicated parking space for energy charging station where all costs are tenant costs.
3. **Wells Testing at Time of Transfer** – CTR supported as a preferred option to time of transfer testing. Requires distribution of an educational fact sheet to be prepared by DPH about importance of wells testing to be provided by prospective buyers.