

HOME BUILDERS & REMODELERS ASSOCIATION

OF CONNECTICUT, INC.

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*Your Home Is Our Business*

February 14, 2019

To: Chairmen Bradley, Verrenia Cohen, Ranking Members Hwang and Sredzinski and distinguished Members of the Public Safety Committee

From: Jim Perras, Chief Executive Officer

Re: **Please oppose Proposed Senate Bill 771: An Act Adding Requirements for Electric Vehicle Charging Parking Space to the State Building Code.**

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) is a professional trade association with over eight hundred business members statewide, employing tens of thousands of Connecticut residents. Our association of small businesses is comprised of residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry. We build between 70% to 80% of all new homes and apartments in Connecticut each year and engage in countless home remodeling projects.

While the HBRA-CT applauds and the intention of this legislation to encourage energy conservation through the use of electric vehicles, we respectfully request that the Public Safety Committee oppose SB 771 as its unintended negative consequence would far outweigh its benefit.

We know for every one thousand dollars you raise the price of a home you make that home unattainable to one thousand and seven Connecticut families. We also know that Connecticut suffers from some of the highest housing costs in the country. If passed, this legislation would exacerbate these problems. The price of new construction and remodeling will rise as these costs will be passed on to cash strapped homebuyers and renters.

The United Way’s ALICE Report (ALICE stands for – **A**sset **L**imited **I**ncome **C**onstrained **E**mployed) states that despite working hard, 30% of Connecticut households (404,035) have earnings above the federal poverty line but under a basic cost-of-living threshold.[[1]](#footnote-1) These folks could be one rent increase away from calamity.

Our industry has been producing new residential units at recession levels since 2009. New residential construction is being produced at only a fraction of what is needed to maintain Connecticut’s current housing stock numbers. If enacted, SB 771 will exacerbate our affordability problems and only serve to bolster these negative housing trends.

Lastly, building codes by definition are sets of regulations governing the design, construction, alteration and maintenance of structures. They specify the minimum requirements to adequately safeguard the health, safety and welfare of building occupants.[[2]](#footnote-2) We would argue that compelling landlords and builders to install electric vehicle charging stations is not an appropriate use of our state codes. Ultimately, garages and parking areas can always be retrofitted to include electric stations and it should be up to the homebuyer and landlord if he or she would like to incur the additional cost.

Thank you, for the opportunity to submit testimony in opposition to SB 771.

1. http://www.uwsect.org/updated-united-way-alice-report-released [↑](#footnote-ref-1)
2. https://www.fema.gov/building-codes [↑](#footnote-ref-2)