

CT REALTORS® - End of Session Summary

Wins:

Bills CTR Supported / Passed House and Senate – Awaiting Governor’s Signature

- **Modernizing the Transfer Act** (SB 1030)– significant changes to make it easier to transfer commercial properties
- **Addressing Student Debt** (SB 72) – establishes a tax credit for employers who provide repayment option of employee student loans, with certain restrictions
- **Clarity on Known Defects** (HB 7179) – ensures sellers of residential properties have clarity they must disclose to buyers known substantive problems about the property even when not completing the Residential Property Condition Disclosure Report (RPCDR), such as a known crumbling foundation
- **Additional Foundation Disclosures on the RPCDR** (HB 7179) – expands questions to include knowledge of the location of a problem and location of any inspections/testing done. Also adds a new question specific to known foundation problem related to pyrrhotite.
- **Timing of Agency Disclosure – Residential Real Estate** (HB 7178) – modernizes the disclosure to recognize that many Internet buyers will not sign any disclosure form at first contact or first discussion. Now states must be prior to property going under contract.
- **Incentivizing Opportunity Zones** (SB 570) – provides funding for a study to identify state incentives for investments in opportunity zones.

Bills CTR Opposed that Died

- **School Consolidation and Regionalism, including a study proposal** (SB 454, HB 7350)
- **Strict Liability for Property Owners – Lead Paint** (sections 4 and 5 of SB 608)
- **(3) Onerous Real Estate Tax Provisions** (SB 877) – those included a **Statewide Property Tax**, a **tax on real estate commissions** (and other services in transactions) and an **additional sellers conveyance tax on properties over \$800K**
- **Increase in Capital Gains** (proposed budget)
- **New Buyer’s Conveyance Tax** (HB 5254) for the purposes of buying or maintaining open space
- **Establishing a New License for Residential Leasing** (HB 7300)
- **New Dam Disclosure in RPCDR** (SB 1010) – CTR will work on a voluntary form and awareness
- **Increase in Occupational Fees** (SB 9) – would have increased license renewal fees by 75%
- **Rent Control** (HB 6060)
- **Mandatory Smoke Detectors in all Residential Properties** (HB 6080)
- **Requirement that all homes for sale have both a home inspection and an engineer report for crumbling foundations** (HB 6040)
- **Privacy Bill extensively restricting collection and use of consumer data** (SB 1108)
- **Short Term Rentals** (SB 259) – to require registrations, insurance, abutting property notifications, tax collections. A “short term facilitator” requirement did pass requiring tax collections when collecting over \$250K annually in short-term (less than 30 days) rents

Losses:

Bills CTR Supported - Losses / Died:

- **Original Public Option Health Care Bill** (HB 7267) – would have permitted small businesses including independent contractors to get health insurance through the state employee plan. Bill changed completely to be a universal health care plan with mandates, then the proposal died.
- **LLC Series** (HB 7127) – would permit an LLC to have sub-LLCs series with same protections as standalones
- **Sunset of the Foreclosure Mediation Program** (HB 6996) – it was extended through 2023
- **Repeal of the Estate and Gift Taxes** (HB 7410) – not included in final budget or standalones
- **Online Courses for Broker and Sales Agent Pre-licensing** (SB 909)
- **Professionalism** (amendment effort) – defining “actively engaged in real estate” for a broker’s license to include experience requirements and holding a sales agent license an additional year
- **First Time Buyers Savings Accounts** (SB 904 and SB 602) – got very large fiscal notes
- **Security Deposit Bill** (SB 926) – would close a loophole in CT that doesn’t permit additional deposits when there is public assistance with rents.

Bill CTR Opposed that Passed / New Tax:

- **New “Mansion Tax”** – included in final budget which provides a 2.5% tax on the portion of the home sale over \$2.5M. Effective mid-2020. Buyers who remain in CT get a tax credit on their state income tax over a three year period. Complete details not yet available.