



**HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.**

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*Your Home
Is Our
Business*

February 7, 2017

To: Senators Carlo Leone and Kevin Witkos, Representative David Baram,
Co-Chairs, and Representative Richard Smith, Ranking Member
Members of the General Law Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **Support 6410, AA Establishing a New Home Construction and Home
Improvement Contractor Certificate of Registration**

The HBRA of Connecticut is a professional trade association with about eight hundred (800) member firms statewide employing tens of thousands of CT's citizens. Our members, all small businesses, are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry and to consumers. We build between 70% to 80% of all new homes and apartments in the state each year and engage in countless home remodeling projects.

The HBRA of Connecticut strongly supports HB 6410. New Home Construction Contractors (NHCC, or home builders) are registered with the Dept of Consumer Protection under a separate registration program from Home Improvement Contractors (HIC, or remodelers). Yet, many home builders also provide home remodeling services for a variety of reasons. While the two businesses are somewhat different, they are very similar. Conducting both businesses makes sense to diversify your work flow and revenue streams and keep employees on your payroll. Both home builders and remodelers follow the same building code (i.e., the International Residential Code, or IRC, as amended by the CT Codes & Standards Committee). They both deal with people (homeowners) who want to build a better life thru improving their living environment. And, many home builder clients ask their builder to return later to do additional work on the homes they've built.

But the law requires home builders to also register as home improvement contractors before doing any remodeling work. This makes no sense because HIC registration, in and of itself, provides no additional consumer protection and it merely exacts additional fees from the home builder. HIC registration and fee requirements should not be applicable to a registered NHCC. However, the law should maintain non-registration aspects of the HIC Act for performing remodeling services, such as the HIC contract requirements and the three-day right of rescission under chapter 740.

This is a pro small business bill that preserves all the consumer protections for homeowners within the HIC Act. We look forward to working with you to appropriately craft language to accomplish these goals. Thank you for the opportunity to comment on this legislation.

Vision: "Building CT's Economy, Communities and Better Lives One Home at a Time"
Mission: "Using Effective Advocacy and New Knowledge to Solve Our Member's Problems."