

Act Number:	09-127	
Bill Number:	6114	
Senate Pages:	4585-4587, 4794-4796	6
House Pages:	2821-2830	10
Committee:	Insurance: 1241, 2172-2183	13
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SENATE**

**PROCEEDINGS
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PART 14
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Total Number Voting	36
Necessary for Adoption	19
Those voting Yea	24
Those voting Nay	12
Those absent and not voting	0

THE CHAIR:

Suspension of the rule passes. The items will be sent down immediately.

Mr. Clerk.

THE CLERK:

Calendar page 9, Calendar Number 597, Files Number 100 and 736, Substitute for House Bill 6114, AN ACT CONCERNING DISCLOSURE OF HISTORIC DISTRICT DESIGNATIONS AND LEASED ITEMS TO PROSPECTIVE PURCHASERS OF RESIDENTIAL PROPERTY, favorable report of the Committee on Insurance and General Law. Clerk is in possession of amendment.

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President. Mr. President, I move for acceptance of the Joint Committee's favorable report and passage of the bill.

THE CHAIR:

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Acting on acceptance and approval of the bill,
sir, will you remark further?

SENATOR CRISCO:

Thank you, Mr. President. Mr. President, this bill requires the Commissioner of Consumer Protection to adopt regulations by April 1, 2010 amending the written residential condition report used in residential real estate transactions, specifically the amended report must require that the seller disclose lease items on the premises including propane tanks, water heaters, major appliances and alarm systems, and whether the real property is located in a municipality designated village district, a municipality designated historic district or on the National Register of Historic Places, and where, when in a town, a potential buyer should go to retrieve information on municipal designated districts.

THE CHAIR:

Thank you, sir.

Will you remark further on House Bill 6114? Will you remark further on House Bill 6114? Senator Crisco.

SENATOR CRISCO:

Mr. President, if there are no objections, I

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request it be placed on the Consent Calendar.

THE CHAIR:

There is a motion on the floor to place the item on Consent. Seeing no objection, so ordered.

Mr. Clerk.

THE CLERK:

Calendar Number 600, File Number 367, House Bill 5635, AN ACT CONCERNING ULTRASOUND PROCEDURES FOR MEDICAL AND DIAGNOSTIC PURPOSES, favorable report of the Committee on Public Health. Clerk is in possession of amendments.

THE CHAIR:

Senator Harris.

SENATOR HARRIS:

Thank you, Mr. President. I move acceptance of the Joint Committee's favorable report and passage of the bill.

THE CHAIR:

Acting on acceptance and approval of the bill, sir, will you remark further?

SENATOR HARRIS:

Thank you. I will, Mr. President.

THE CHAIR:

Please proceed.

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SENATOR GAFFEY:

Mr. President, if there's no objection I'd ask that the bill be moved to the Consent Calendar.

THE CHAIR:

The Senator has requested that the bill be placed on the Consent Calendar. Seeing no objection, so ordered sir.

Senator Looney.

SENATOR LOONEY:

Thank you, Mr. President. Mr. President we had one item previously placed on the Consent Calendar that I would move now to remove from the Consent Calendar and to mark it pass temporarily. And that was Calendar page 8, Calendar 582, House Bill 5436.

THE CHAIR:

There's a motion on the floor to remove an item from the Consent Calendar and to PT it. Without objection, so ordered.

SENATOR LOONEY:

Yes, thank you Mr. President. Mr. President, if the Clerk might now call the items on the Consent Calendar.

THE CHAIR:

Mr. Clerk please call Consent Calendar Numero

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Uno.

THE CLERK:

Immediate roll call has been ordered in the Senate on the Consent Calendar. Will all senators please return to the chamber. Immediate roll call has been ordered in the Senate on the Consent Calendar. Will all Senators please return to the chamber.

Mr. President the first Consent Calendar begins on Calendar page 1, Calendar 681, House Joint Resolution Number 121; Calendar page 4, Calendar Number 401, Substitute for House Bill 5669; Calendar page 5, Calendar 456, Substitute for House Bill 5019; Calendar page 7, Calendar 532, House Bill 6448; Calendar page 8, Calendar 8 -- correction, Calendar 580, Substitute for House Bill 6531; Calendar page 9, Calendar 597, Substitute for House Bill 6114; Calendar Number 600, House Bill 5635; Calendar page 10, Calendar 605, Substitute for House Bill 6200.

Calendar page 14, Calendar Number 644, House Bill 6391; Calendar 650, Substitute for House Bill 6540; Calendar page 16, Calendar 657, House Bill 6541; Calendar page 29, Calendar 330, Substitute for Senate Bill 954; and Calendar page 34, Calendar Number 504, Substitute for Senate Bill 939.

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Mr. President that completes those items placed on the first Consent Calendar.

THE CHAIR:

Mr. Clerk, please call the Consent Calendar again, the machine will be open.

THE CLERK:

The Senate is now voting by roll call on the Consent Calendar. Will all senators please return to the chamber. The Senate is now voting by roll call on the Consent Calendar. Will all senators please return to the chamber.

THE CHAIR:

Have all senators voted? If all senators have voted please check your vote. The machine will be closed. The Clerk will call the tally.

THE CLERK:

Motion is on adoption of Consent Calendar Number 1.

Total Number Voting	36
Those voting Yea	36
Those voting Nay	0
Those absent and not voting	0

THE CHAIR:

/ Consent Calendar 1 passes.

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**CONNECTICUT
GENERAL ASSEMBLY
HOUSE**

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Bill is amended as passed. Clerk please call
Calendar number 130.

THE CLERK:

On page 27, Calendar 130, substitute for House
Bill number 6114, AN ACT CONCERNING DISCLOSURE OF
HISTORIC DISTRICT DESIGNATIONS AND LEASED ITEMS TO
PROSPECTIVE PURCHASERS OF RESIDENTIAL PROPERTY,
favorable report from the Committee on General Law.

SPEAKER DONOVAN:

Representative Steve Fontana.

REP. FONTANA (87th):

Thank you, Mr. Speaker. Mr. Speaker I move for
acceptance of the Joint Committee's favorable report
and passage of the bill.

SPEAKER DONOVAN:

The question is acceptance of the Joint
Committee's favorable report and passage of the bill.
Will you proceed sir?

REP. FONTANA (87th):

Thank you, Mr. Speaker. I am tempted to follow
Representative Lawlor's lead and indicate that the
title of the bill pretty much says it all but if
you'll permit I'll describe the bill briefly. This
bill requires the Commissioner of Consumer Protection

to adopt regulations by April 1, 2010 amending the written the residential condition report used in residential real estate transactions.

Specifically the amended report must require that the seller disclose one, leased items that are on the premises, including propane tanks, water heaters, major appliances, and alarm systems, and two whether the real property is located in a municipally designated village district, a municipally designated historic district, or on the national register of historic places and where within a town a potential buyer should go to retrieve information on municipally designated districts.

This bill was developed in collaboration with the General Law Committee. I would thank Representative Shapiro for his help and I urge passage. Thank you.
SPEAKER DONOVAN:

Thank you, Representative Fasano. Will you remark on the bill? Representative D'Amelio.

REP. D'AMELIO (71st):

Thank you, Mr. Speaker. Mr. Speaker I also rise in support of the bill. It adds extra protection to individuals that might be purchasing a home in designated areas so that they would know what

responsibilities they would have that go along with somebody's home. So I urge adoption. Thank you.

SPEAKER DONOVAN:

Thank you, Representative. Will you remark further on the bill? Representative Miner.

REP. MINER (66th):

Thank you, Mr. Speaker. I would also like to rise in support of the bill. I represent a community that has a historic district and more often than not people that acquire these homes have no idea what they've gotten themselves into. So I think having this kind of notification is helpful to everybody. The commissions that are trying to regulate the development of those homes and changes to those homes along with the people who've acquired them thinking they were beautiful places and now they know what the rules are. Thank you, Mr. Speaker.

SPEAKER DONOVAN:

Thank you. Remark further. Representative Abercrombie.

REP. ABERCROMBIE (83rd):

Thank you, Mr. Speaker. I also rise in support of this bill and I would like to thank the Chairman of Insurance, Representative Fontana for all his help on

this issue. This bill was brought to my attention by my constituents in Berlin. This is a consumer friendly bill and I urge passage of the bill. Thank you, Mr. Speaker.

SPEAKER DONOVAN:

Thank you, Representative. Representative Bacchiochi.

REP. BACCHIOCHI (52nd): Thank you, Mr. Speaker. Through you to the proponent of the bill a few questions please.

SPEAKER DONOVAN:

Please proceed, madam.

REP. BACCHIOCHI (52nd):

Yes. I'm wondering where it says new property would be excluded from being required to fill out the disclosure but what if the new property -- newly built property had leased items in it? Through you, Mr. Speaker.

SPEAKER DONOVAN:

Representative Fontana.

REP. FONTANA (87th):

Through you, Mr. Speaker. Perhaps I don't understand the gentle lady's question. She's asking about when would leased items need to be disclosed?

Through you.

SPEAKER DONOVAN:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you. No. If I understand correctly a newly built home, the builder would not be required to provide a disclosure to the new home purchaser under the current law but sometimes in a newly built home there are leased items such as propane tanks. I'm wondering if the builder would need to therefore fill out a disclosure form itemizing the leased items for the new home buyer.

SPEAKER DONOVAN:

Representative Fontana.

REP. FONTANA (87th):

Through you, Mr. Speaker. This is a section of the bill that was worked on in collaboration with General Law and the Chairman of the General Law Committee. I would wish if he were here that I would refer the question to him. So in that sense, Mr. Speaker, I cannot answer the question. Through you.

SPEAKER DONOVAN:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker. As ranking member of General Law, this was a question that came to me that I was hoping I could flush out on the floor. As a realtor I know this type of grey area could present a significant problem so perhaps I can come back to that question. I'd also like to know through you, Mr. Speaker if the municipal assessment portion means that the homeowner has to disclose back due taxes. Through you, Mr. Speaker.

SPEAKER DONOVAN:

Representative Fontana.

REP. FONTANA (87th):

Through you, Mr. Speaker. The new language only deals with the designation having to do with village districts, historic districts, and the national register of historic places so we are not changing information having to do with the municipal tax assessment. Through you.

SPEAKER DONOVAN:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you. And also would the disciplinary action remain the same under the current bill that we

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are looking at as the former regulations? Through you, Mr. Speaker. For those who are in noncompliance.

SPEAKER DONOVAN:

Representative Fontana.

REP. FONTANA (87th):

Through you, Mr. Speaker. We are not adjusting or in any way changing the enforcement mechanism or penalty mechanism in any way, just increasing the items that need to be disclosed. Through you.

SPEAKER DONOVAN:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker. I do support the bill but I do see an error -- an area that could be very problematic if we're not able to define it and provide legislative intent because there are so many new home constructions with leased property. We would need to determine if those builders need to provide this disclosure to the new home buyers. I'm not sure if the Chairman of General Law is available to answer that question or if we could come back to it.

SPEAKER DONOVAN:

I believe you have a question to Representative Shapiro. It looks like he's wandering over to his

desk.. Representative if you could please restate your question.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker. To the Chairman of General Law, I support this bill and I think it's a good idea that we have the disclosures. The current law states that new home -- new home sales do not require a sellers disclosure. Since we added leased items to the disclosure if a new home has leased items, which it frequently does such as water softener systems or propane tanks. Would the new home builder be required to provide such a disclosure to the new home buyer? Through you, Mr. Speaker.

SPEAKER DONOVAN:

Representative Shapiro.

REP. SHAPIRO (144th):

Thank you, Mr. Speaker and thank the good Representative for her question. It is my understanding that this would not affect those new home builders because this will go on the existing disclosure form that the Department of Consumer Protection furnishes which is in -- specifically in connection with the resold homes which are the subject of the law right now and that this bill would not

change that fact. Through you, Mr. Speaker.

SPEAKER DONOVAN:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

That does fully answer my question and I'm glad that it can be in the record that a new home with leased items would no longer - would continue to not be required to provide the state mandated disclosure. Thank you, Mr. Speaker.

SPEAKER DONOVAN:

Thank you, Representative. Will you remark further on the bill? Remark further on the bill? If not, staff and guests please come to the well of the house. Members take their seats. The machine will be opened.

THE CLERK:

The House of Representatives is voting by roll call. Members to the chamber. The House is voting by roll call. Members to the chamber.

SPEAKER DONOVAN:

Have all the members voted? Have all the members voted? Will you please check the board to make sure your votes were properly cast. Have all the members voted? All members have voted. The machine will be

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locked. The Clerk will please take a tally. Will the Clerk please announce the tally.

THE CLERK:

House bill 6114.
Total number voting 136.
Necessary for passage 69
Those voting Yea 135
Those voting Nay 1
Absent and not voting 15

SPEAKER DONOVAN:

Bill passes. Clerk please call Calendar 471.

THE CLERK:

On page 7 -- I'm sorry, 18, Calendar 471,
substitute for House Bill number 6341, AN ACT
CONCERNING COMPETENCY TO STAND TRIAL, favorable report
of the Committee on Judiciary.

SPEAKER DONOVAN:

Representative Fox.

REP. FOX (146th):

Thank you, Mr. Speaker. I move the acceptance of the Joint Committee's favorable report and passage of the bill.

SPEAKER DONOVAN:

Questions on acceptance of the Joint Committee's

**JOINT
STANDING
COMMITTEE
HEARINGS**

**INSURANCE AND
REAL ESTATE
PART 4
957 - 1263**

2009



CONNECTICUT ASSOCIATION OF
REALTORS[®] INC.

Statement on

Proposed H. B. No. 6114: AN ACT REQUIRING DISCLOSURE OF A HISTORIC DISTRICT DESIGNATION TO PROSPECTIVE PURCHASERS OF RESIDENTIAL PROPERTY.

Submitted to Insurance and Real Estate Committee
February 10, 2009

by

Tim Calnen, Vice President of Government Affairs

With all due respect, THIS BILL IS NOT NECESSARY.

Connecticut's Uniform Property Condition Disclosure Act already obligates sellers to disclose to prospective purchasers information pertaining to a home's location in "an historic village or special tax district" and to explain the consequences. This can be found in Item No. 5 of the Report Form embodied in Section 20-327b-1 of the Regulation of State Agencies

The Connecticut Association of REALTORS[®] along with the Department of Consumer Protection were prime drivers in the effort to enact this disclosure law in 1995. The term "historic village" is broad enough to include historic districts meeting standards of the Department of Interior as well as other forms of design districts.

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**JOINT
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THE CLERK: Williams.

REP. WILLIAMS: Yes.

THE CLERK: Wright.

REP. WRIGHT: Yes.

REP. FONTANA: Very good. Proceeding to Item Number 6, the Chair will entertain a motion to JF House Bill 6114 to the floor.

SENATOR CRISCO: So move.

REP. ABERCROMBIE: Second.

REP. FONTANA: Moved by Senator Crisco, seconded by Representative Abercrombie.

There should be before you language, LCO 4285, that we would seek to amend the underlying bill. I would like to just point out to you -- do we not have copies of LCO 4285? Okay. All right. We -- well, first, we -- the language that you see before you specifies the particular statement that we would ask the Department of Consumer Protection in its regulation to include in the property disclosure form so that those individuals who may have a property in a historic district, village, or otherwise be a historic property can have a general description of where it is they may need to go to find additional information on the property, or to find out, in fact, it is such a property.

And with that, I would like to, at this point, entertain a motion for an amendment from Representative Roldan.

REP. ROLDAN: Thank you, Mr. Chairman. If you will

indulge me for a second, on line 54, where it starts out with, "The property is located in," I would like to move that the word "an" be removed from just before "historic district" on both occasions there and a little further on, so that the language will read, "Property is located in a municipally designated historic district or historic village or is a municipally designated historic property."

REP. FONTANA: Very good. Is there a second for that amendment?

REP. ABERCROMBIE: Second.

REP. FONTANA: Seconded by Representative Abercrombie. Discussion?

REPRESENTATIVE ROLDAN: Thank you, Mr. Chairman. The reasoning for this amendment is that -- obviously, first of all, thank the people who worked on this bill for clarifying this and trying to protect the home buyer.

The issue of historic properties across the country is a very complicated one because of the many levels or type of historic properties that exist. There are federal designations at the federal levels. There are various designations at the state level. There are various designations, and even at the municipal level, there are various designations. This just provides further clarity and protection for the home buyer at the end of the day. Thank you.

REP. FONTANA: Very good. Senator Caligiuri.

SENATOR CALIGIURI: Mr. Chairman, a question through you to the proponent of the amendment, if I may. So would this have the effect then

of only having this applied to historic districts that are designated by municipalities so there would be a number of other types of historic districts to which this disclosure would not be applicable? Is that correct, through you, Mr. Chairman?

REP. ROLDAN: Through you, Mr. Chair, it would have to be through municipal designation. You are correct.

SENATOR CALIGIURI: And, so, just to make sure I understand, does that mean, therefore, that there may be some historic district designations that would not be covered by this disclosure requirement as a result of that?

REP. ROLDAN: By way of example, let's say the federal government designated it Coltsville Historic District, it would not be covered by the municipality, unless the municipality recognized that as a historic district within its own ordinance. That would be my understanding.

SENATOR CALIGIURI: And, if I may, one final question. Just by way of understanding, is the reasoning for that that other designations may be harder for homeowners to be aware of, and so, you know, this is the one that they are most likely to be able to know about? We are trying to balance the burden on the homeowner to, you know, consumer protections. Through you, Mr. Chairman.

REP. ROLDAN: Again, this is so that the homeowner knows up front what kind of property it is that they are purchasing so that they have complete knowledge that they are moving into a historic district and there might be financial implications related to that.

SENATOR CALIGIURI: Thank you, Mr. Chairman. Thank you.

REP. FONTANA: Thank you. Let me just add that in my capacity, as a title examiner, I have had the opportunity to review a number of these, and I found the overwhelming majority, if not all of the historic districts I found, have been municipally designated historic districts.

Now, we're trying to focus this because we understand that there is, as Representative Roldan indicated, a conceptual ability for a federal entity, or even a state entity, to identify an area or even a particular home as historic property or historic district, but that our expectation on the standing is that in the overwhelming number of cases, municipalities do this themselves, and then they do the responsible thing and file information on the land records to allow guys like me to find that information. So we're trying to simplify things for prospective home buyers.

And let me just add that our goal here is to try to address residential properties, as I understand it. I'm not speaking for Representative Abercrombie, but that's our goal here that we believe commercial properties may already have a high level of disclosure and attention, but residential properties may be lacking.

Representative D'Amelio.

REP. D'AMELIO: Yes. A question to you, Mr. Chairman, regarding the bill.

REP. FONTANA: We are on the amendment currently.

REP. D'AMELIO: Oh. Excuse me.

REP. FONTANA: We are on the amendment to the amendment, so then --

REP. D'AMELIO: Well, yeah, I think maybe through you then to the proponent. This will require residential property disclosure forms. How will a realtor -- because most of the times when these properties will be -- when this will be in use, it's going to be going through a realtor.

Will it be simple for a realtor to figure out if the property in question is going to be part of this historic district or not?

REP. ROLDAN: Well, it would be a lot easier than it is currently in place right now.

REP. D'AMELIO: Through you, Mr. Chairman.

REP. FONTANA: Yes, indeed, Representative D'Amelio.

REP. D'AMELIO: Can you just explain to me how it would make it easier?

REP. ROLDAN: Right now, I mean, it is my understanding, and perhaps at this point I may want to give you back to the chair to explain this a little further since he has a little more experience than me on this. But right now, it is my understanding that there is no way of a realtor knowing at this point whether or not a property is in a historic district. This would clarify that process and put it into language that they would have to do that, either through the city clerk or through other

venues.

Is that my understanding, Mr. Chairman,
through you?

REP. FONTANA: Yes. And, in fact, let me just
actually call on Representative Abercrombie
perhaps to expand on this.

REP. ABERCROMBIE: Thank you, Mr. Chairman.

On the disclosure form, as you know, there are
lists of criteria that you have to identify.
Number 5 on there lists historic village. My
understanding is, by using the word "village,"
it pertains more to commercial. All we're
asking is that you add a line in there that
says "municipalities," which is in JF
language, to just identify that. If it is in
a municipality, that the realtor can tell
people where to go to find out the
requirements in that area. Some is through
the city clerk office; in some locations they
have a historic district designation where
they can go and find out what the requirements
are in that area.

So it's -- we are just adding language to an
existing foreclosure form -- a disclosure.
Thank you, Buddy. So you can tell Buddy is
the realtor in the building.

REP. FONTANA: Rep. D'Amelio.

REP. D'AMELIO: Will these properties -- is it on
the deed or the assessor's card that they are
listed in these districts?

REP. FONTANA: In my experience, if I may, almost
always, it's on the land records. And the
land records -- and the notice typically

identifies the property addresses and the property owners as of the moment when that historic district is declared, and then information is filed on the land records.

Now, having said that, they are not a hundred percent perfect. Sometimes they misspell addresses or they misspell names. It's also the case quite often that there are other municipal entities that have that information. The assessor's field card, for instance, if you reference, quite often has that information, in addition to, but not always along with the information you find in the land records. So they are not perfect matches for each other. And then, of course, there's also other municipal planning or building department which might have the information too. So there is no perfect source. The town clerk's land records come as close as possible to that, but there are other places where that information could be held as well.

REP. D'AMELIO: Just one. So we are not really adding an extra burden on the realtor. I mean, if they don't catch this as being an historic property, or an historic site, there is no liability that's placed on them; we are just giving out information to the consumer that if we do find it that it's -- you can find information through the city clerk or municipal agency.

REP. FONTANA: Yes. My goal here when I provided some input on this was to not put a burden on realtors, to simply disclose to potential home buyers the availability of this information. Representative Altobello.

REP. ALTOBELLO: Thank you. I'll take a minor stab at this. It's not a realtor or it's not any

real estate licensed person; it's a seller's disclosure form. The seller is the one who has to declare that this form is correct. The seller presumably should know, after having lived in the home for a while, that it is included in an historic district. And in the case of Representative Abercrombie's constituent, it had to do with garage doors, where you just -- you couldn't put a regular garage door on; it had to be a certain one with high bow windows and that sort of thing.

And that's all we are trying to get at, just to point a potential buyer in the right direction and just tip them off that, hey, there may be something here. You may only be able to paint your house white and your shutters black. It's as simple as that. Thank you.

REP. FONTANA: Thank you. And let me just also clarify for the committee: I have been told from our LCO attorney that this is actually the committee, but also it is currently not a JFS, but it would become one if this amendment succeeds.

Other questions or comments about the amendment? Representative -- Senator Hartley?

SENATOR HARTLEY: Thank you, Mr. Chairman.

Just a point of information: There are two levels of designation, are there not? There is the state historic designation and a federal historic designation, and this would apply to both of them? Is that what we are -- no?

REP. FONTANA: No. Unless Representative Roldan wants to speak to this.

REP. ROLDAN: There's actually more than two levels of designation of historic properties. Municipalities can designate certain districts as historic districts. So there is a local municipal and state one and the federal level. This applies to municipal designations.

SENATOR HARTLEY: Thank you, all. Thank you, Mr. Chairman.

Very good. Is there any other discussion on the amendment? Seeing none, all in favor, say aye.

VOICES. Aye.

REP. FONTANA: Opposed, nay? Very good. The language now stands as amended. Is there further discussion on the language as amended?

REP. GERAGOSIAN: Mr. Chairman?

REP. FONTANA: Representative Geragosian.

REP. GERAGOSIAN: Yes, just briefly, Mr. Chairman.

For Representative D'Amelio's question a little more general: People don't necessarily understand that the disclosure form is not required. The seller is not required to give the buyer a disclosure form. They're just required, if they don't, to give them \$300 as part of the transaction.

I think the best way for us to deal with this issue is the way we deal with the super fund sites, et al., in the disclosure form as it is, and if we have to look at that language, and if we could just add this to that, it basically says that anything dealing with

super fund sites, or anything, is housed within the town clerk. So this would just be not so onerous a burden on a municipality, just to file their list of historic properties, historic districts in the town clerk. And then for the consumer, when they go to find out about super fund sites, and the like, environmental hazards, they can find this out too. That's the best way I think, practically, to go about doing this, but I will support it today and move it along.

REP. FONTANA: Very good. Let me just, at this point, recess the committee meeting. We will call to order the public hearing of the Insurance and Real Estate Committee, Tuesday, March 3, 2009, at 12:44 p.m., and we will recess the public hearing.

(Whereupon, a recess was taken.)

REP. FONTANA: Now, we will reconvene the committee meeting, and with that, is there further discussion on House Bill 6114, as amended? Seeing none, will the Clerk please call the roll?

THE CLERK: Crisco.

SENATOR CRISCO: Yes.

THE CLERK: Fontana.

REP. FONTANA: Yes.

THE CLERK: Hartley.

SENATOR HARTLEY: [Inaudible].

THE CLERK: Megna.

cm/gbr INSURANCE AND REAL ESTATE
COMMITTEE

REP. MEGNA: Yes.

THE CLERK: Caligiuri.

SENATOR CALIGIURI: Yes.

THE CLERK: D'Amelio.

REP. D'AMELIO: Yes.

THE CLERK: Abercrombie.

REP. ABERCROMBIE: Yes.

THE CLERK: Alberts.

REP. ALBERTS: [Inaudible].

THE CLERK: Aldarondo.

REP. ALDARONDO: Yes.

THE CLERK: Altobello.

REP. ALTOBELLO: Yes.

THE CLERK: Bacchiochi.

REP. BACCHIOCHI: [Inaudible].

THE CLERK: Dargan.

REP. DARGAN: [Inaudible].

THE CLERK: Geragosian.

REP. GERAGOSIAN: Yes.

THE CLERK: Nardello.

REP. NARDELLO: Yes.

THE CLERK: O'Connor.

REP. O'CONNOR: Yes.

THE CLERK: Roldan.

REP. ROLDAN: Yes.

THE CLERK: Schofield.

REP. SCHOFIELD: Yes.

THE CLERK: Williams.

REP. WILLIAMS: Yes.

THE CLERK: Wright.

REP. WRIGHT: Yes.

REP. FONTANA: Very good. Now, as we indicated, we will be holding the votes open until 5:00 p.m. to accommodate those members who had to step away. So, at this point, we will stand in recess and begin the public hearing shortly.

(Start of Public Hearing of the Insurance and Real Estate Committee.)

ROBERT BOURASSA: Good afternoon. I am here in support of Bill Number 1025, and as a realtor, homeowner and appraiser, my main reasons for supporting this bill are the inaccuracies that I am finding in town hall records between various departments.

The Building Department, Zoning Department, Fire Marshal's Department keep separate records in many of our towns and cities, and when they add or delete an entry into their