

Act Number:	09-156	
Bill Number:	897	
Senate Pages:	2172-2175, 2880-2888, 2938-2939	15
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GENERAL ASSEMBLY
SENATE**

**PROCEEDINGS
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Senate A? Will you remark? If not, let me try your minds. All those in favor please signify by saying, aye.

SENATORS:

Aye.

THE CHAIR:

Opposed, nays.

The ayes have it. The amendment is adopted.

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President. Since it was a strike all, there's no objection, I ask that it be placed on the consent calendar.

THE CHAIR:

Is there any further discussion on Senate Bill 9 -- 894 as amended by Senate A? If not there's a motion on the floor to place the item on consent. Seeing no objection, the item will be placed on consent. Thank you, sir.

Mr. Clerk.

THE CLERK:

Calendar Number 121, File Number 52, Substitute for Senate Bill 897, AN ACT CONCERNING TIMESHARES, favorable report of the Committee on Insurance and

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General Law. Clerk is in possession of amendment.

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

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

THE CHAIR:

Acting on approval and adoption of the bill, sir, would you like to remark further?

SENATOR CRISCO:

Yes, Mr. President. Mr. President, the Clerk has an amendment, LCO Number 5763. I request that it be called and be given permission to summarize.

THE CHAIR:

Mr. Clerk.

THE CLERK:

LCO 5763, which will be designated Senate Amendment Schedule A. It is offered by Senator Crisco of the 17th District, et al.

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President. Just basically --

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THE CHAIR:

Senator Crisco do you move adoption?

SENATOR CRISCO:

Yes. I do move adoption. I'm sorry.

THE CHAIR:

Please proceed, sir.

SENATOR CRISCO:

Mr. President, this basically allows for enhanced communication of information by allowing the faxing of certain material that would be permissible now, under this amendment.

THE CHAIR:

Thank you, sir.

Will you remark further on Senate A? Any further discussion on Senate Amendment A? If not, let me try your minds. All those in favor please signify by saying, aye.

SENATORS:

Aye.

THE CHAIR:

Opposed, nays.

The ayes have it. Senate A is adopted.

Senator Looney.

SENATOR LOONEY:

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Thank you. Thank you, Mr. President. Mr. President, would move that Senate Bill 897 as amended be referred to the Judiciary Committee.

THE CHAIR:

Motion to move the bill to the Judiciary. Seeing no objection, so ordered.

Mr. Clerk.

THE CLERK:

Calendar page 23, Calendar Number 138, File Number 86, Substitute for Senate Bill 817, AN ACT CONCERNING THE RIGHT TO A HEARING IN THE RENTAL ASSISTANCE PROGRAM, TRANSITIONARY RENTAL ASSISTANCE PROGRAM AND SECTION 8 VOUCHER PROGRAM, favorable report of the Committees on higher -- Human Services, Judiciary and Planning and Development.

THE CHAIR:

Senator Doyle.

SENATOR DOYLE:

Good morning, Mr. President.

THE CHAIR:

Good morning, sir. How are you?

SENATOR DOYLE:

Good. I move acceptance of the joint committee's favorable report and passage of the bill.

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as amended.

THE CHAIR:

There's a motion on the floor for immediate transmittal of the bill. Without objection, so ordered.

Mr. Clerk.

THE CLERK:

Calendar page 20, Matters Returned From Committee, Calendar Number 121, File Number 52, Substitute for Senate Bill 897, AN ACT CONCERNING TIMESHARES, as amended by Senate Amendment Schedule A, favorable report of the Committee on Insurance, General Law and Judiciary. Clerk is in possession of amendments.

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

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

THE CHAIR:

Speaking on approval on that and of the bill, sir, would you like to remark further?

SENATOR CRISCO:

I would like to yield to Senator Witkos, if he's

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prepared.

THE CHAIR:

Senator Witkos, do you accept the yield, sir?

SENATOR WITKOS:

Yes, Mr. President, thank you, I do.

THE CHAIR:

Please proceed.

SENATOR WITKOS:

I believe the Clerk has in his possession an amendment -- I'm just trying to -- if I can have the chamber stand at ease for just a moment so I can get it.

THE CHAIR:

Chamber will stand at ease.

[AT EASE]

SENATOR WITKOS:

Thank you, Mr. President.

THE CHAIR:

The Senate will come back to order.

Senator Witkos.

SENATOR WITKOS:

Yes. The Clerk has in his possession LCO Number 7912. I ask that it be called, and I be allowed to summarize.

THE CHAIR:

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Mr. Clerk.

THE CLERK:

LCO 7912, which is designated Senate Amendment
Schedule B. It's offered by Senator Witkos of the 8th
District, et al.

THE CHAIR:

Senator Witkos.

SENATOR WITKOS:

Thank you. I move adoption.

THE CHAIR:

Please proceed, sir.

SENATOR WITKOS:

Thank you. Ladies and gentlemen of the circle,
this was a compromise between those that were involved
in the crafting of this bill. And what the amendment
does it allows folks to advertise and market their
timeshares. And I cite the example that during the
Connecticut Home Show, the Marriot may have a booth
there and they don't necessarily have to be realtors
that work that booth to advertise and promote those
timeshares.

Maybe you're down at the beach along the
shoreline and somebody's walking down and says if you
come here -- hands you a pamphlet and says if you show
up at the Water's Edge Resort for a free breakfast,

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somebody will try to sell you a timeshare. At that point -- at the point of sale, you must have a realtor but this one does not.

The way the original language of the bill was, it would not -- it would have prohibited advertisement and marketing, and this carves out the exemption for advertisement and marketing and ask for the Chamber's indulgence.

Thank you, Mr. President.

THE CHAIR:

Thank you, sir.

Will you remark further on Senate A?

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President.

I just want to express my appreciation for Senator Witkos for working with all the constituencies involved, and I support the amendment considered to be friendly.

THE CHAIR:

Thank you, sir.

Will you remark further on the amendment? If not, let me try your minds.

All those in favor signify by saying aye.

Opposed, nay.

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The ayes have it. Senate Amendment B is adopted.

Will you remark further on Senate Bill 897?

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President.

Mr. President, literally, it's been back to the future and back again. The last year we lost the bill in the House after considerable amount of working out the details with the Department of Consumer Protection, the realtors, the timeshare individuals, and we felt at the time that we had a workable solution to all the issues. This bill even further enhances that effort last year and creates more transparency and greater protection for the consumer.

THE CHAIR:

Thank you, sir.

Will you remark further on the bill?

Senator Caligiuri.

SENATOR CALIGIURI:

Thank you, Mr. President.

If I may, through you, a few questions for Senator Crisco.

THE CHAIR:

Senator Crisco.

SENATOR CALIGIURI:

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Just for the sake of the record, Mr. President, it's my understanding that this is legislation that's been proposed by the Department of Consumer Protection and which represents several years of effort on their part to revise, in a uniform manner, the timeshare laws, through you, Mr. President; is that correct?

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President, through you to Senator Caligiuri, that is absolutely correct.

THE CHAIR:

Senator Caligiuri.

SENATOR CALIGIURI:

Thank you, Mr. President.

It's also my recollection that at the public hearing and, ultimately, as we stand today, this is legislation that has the support not only of the Department but of all of the major participants in the timeshare industry who care to share an opinion on the topic of this bill, through you, Mr. President; is that correct?

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

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Thank you, Mr. President.

Through you to Senator Caligiuri, that is absolutely correct.

THE CHAIR:

Senator Caligiuri.

SENATOR CALIGIURI:

Thank you, Mr. President.

I thought it was important to establish those facts on the record because a bill of this scope and magnitude is not an easy one to pull together, and it's one that you can imagine any number of different interest groups, including the industry affected could stand up and oppose for any number of reasons. And I am very pleased to be able to stand in support of this bill because, as is true with the best of what we do in this General Assembly, this document represents a consensus document among all of the key players and regulators in this industry. And I believe, especially in light of the amendment that was just adopted, this is something that will benefit consumers in a manner that is not overly burdensome on the industry that this bill seeks to regulate. And for those reasons I will be very happy to support this, and I would urge others to do the same.

Thank you, Mr. President.

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THE CHAIR:

Thank you, sir.

Will you remark further on Senate Bill 897 as amended?

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President.

I appreciate those comments from Senator Caligiuri and to further enlighten the -- the circle, we're dealing with a document or file that now totals a 106 pages, which was given considerable amount of consideration. Every detail was covered. Every "i" was dotted, in order to make sure that Connecticut is in the leadership role of protecting the consumers in regard to timeshares.

THE CHAIR:

Thank you, Senator Crisco.

Will you remark further?

SENATOR CRISCO:

Mr. President.

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

If there's no objection, I ask that it be place on the consent calendar?

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THE CHAIR:

There's a motion on the floor to place the item on consent. Seeing no objection, so ordered.

Mr. Clerk.

THE CLERK:

Calendar Number 149, File Number 119, Substitute for Senate Bill 638, AN ACT CONCERNING HEALTH INSURANCE COVERAGE FOR COLONOSCOPIES, favorable report on the Committee on Insurance and Appropriations.

The Clerk is in possession of amendments.

THE CHAIR:

Senator Crisco.

SENATOR CRISCO:

Thank you, Mr. President.

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

THE CHAIR:

Acting on approval and acceptance of the bill.

Will you remark further, sir?

SENATOR CRISCO:

Thank you, Mr. President.

I am not calling any amendments that have been filed under my name, and I am dealing basically with just the primary bill. And, specifically, what it states is that if there has to be a second or

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SENATOR LOONEY:

What? Oh, yes, prior to taking the recess, Mr. President, let us have a vote on the first Consent Calendar. We do have several items, and if the Clerk might call the first Consent Calendar.

THE CHAIR:

Mr. Clerk, please call the Consent Calendar.

THE CLERK:

Mr. President, the first Consent Calendar begins on Calendar page 4, Calendar Number 353, Substitute for Senate Bill 262;

Calendar page 19, Calendar 100, Substitute for Senate Bill 801;

Calendar page 20, Calendar 121, Substitute for Senate Bill 897;

Calendar 149, Substitute for Senate Bill 638.

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

THE CHAIR:

Please call for a roll call vote. The machine will be opened.

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

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the Consent Calendar. Will all Senators please return to the chamber.

THE CHAIR:

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

THE CLERK:

Motion's on adoption, Consent Calendar Number 1.

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

THE CHAIR:

The Consent Calendar Number 1 passes.

Senator Looney.

SENATOR LOONEY:

Yes, thank you, Mr. President.

Mr. President, I would move for immediate transmittal to the House of Representatives of items passed in the Senate today requiring action in that chamber.

THE CHAIR:

Motion to immediately transmit to the House.
Seeing no objection, so order, sir.

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DEPUTY SPEAKER ORANGE:

Have all the members voted? Have all the members voted? Please check the board to determine if your code has been properly cast. If so, the machine will be locked and the Clerk will take a tally. And the Clerk will announce the tally, please..

THE CLERK:

Senate Bill 1048, as amended by Senate A and B and House A.

Total Number Voting	146
Necessary for Passage	74
Those voting Yea	129
Those voting Nay	17
Those absent and not voting	5

DEPUTY SPEAKER ORANGE:

The bill as amended passed.

Will the Clerk please call Calendar Number 658.

THE CLERK:

On Page 20, Calendar 658, substitute for Senate .
Bill Number 897, AN ACT CONCERNING TIMESHARES,
favorable report of the Committee on Judiciary.

DEPUTY SPEAKER ORANGE:

Representative Stephen Fontana, you have the floor, sir.

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REP. FONTANA (87th):

Thank you, Madam Speaker. Madam Speaker, I move for acceptance of the joint committee's favorable report and passage of the bill in concurrence with the Senate.

DEPUTY SPEAKER ORANGE:

The question is acceptance of the joint committee's favorable report and passage of the bill. Will you remark, Representative Fontana?

REP. FONTANA (87th):

Thank you, Madam Speaker. Madam Speaker, this bill updates are current and fairly limited time sharing plan laws replaces various elements of them with additional and more detailed provisions. The language in the bill developed with and based on a proposal of the industry is supported by the Department of Consumer Protection.

In brief, Madam Speaker, the legislation before us is intended to establish a comprehensive set of laws and provisions in Connecticut that will help us not only to protect consumers in the state, who buy timeshare plant outside of the state, but to encourage development in the State and in fact, Madam Speaker, we had testimony from the Commissioner of Consumer

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Protection that this bill provide additional protections to Connecticut consumers who choose to purchase new or resale timeshare properties. We also had testimony from a member of the industry, Madam Speaker, who indicated that the state's current regulatory framework is insufficient to properly support modern timeshare development and operation. To develop projects that involve tens of millions of dollars, Madam Speaker, the industry needs to be able to move complex financing, and regulatory, and legal documents and this legislation will provide that regulatory framework similar to what currently exists in 20 other states.

Madam Speaker, the Clerk has an amendment, LCO 5763. I ask that he call it and I receive permission to summarize.

DEPUTY SPEAKER ORANGE:

Will the Clerk please call LCO Number 5763, designated as Senate Amendment Schedule A.

THE CLERK:

LCO number 5763, Senate A, offered by Senator Williams et al.

DEPUTY SPEAKER ORANGE:

The Representative seeks leave of the chamber to

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summarize the amendment. Without objection, is there objection? Hearing none, please proceed,

Representative Fontana.

REP. FONTANA (87th):

Thank you, Madam Speaker. Madam Speaker, this amendment makes minor changes to the underlying bill and its technical in nature. And I move for its adoption.

DEPUTY SPEAKER ORANGE:

The question is on adoption of Senate Amendment Schedule A. Will you remark? Representative, will you remark on Senate Amendment A? If not, let me try your minds. All those in favor, signify, please, by saying, aye.

REPRESENTATIVES:

Aye.

DEPUTY SPEAKER ORANGE:

All those opposed, nay.

The ayes have it. The amendment is adopted.

Do you care to remark further on the bill as amended? Representative Fontana.

REP. FONTANA (87th):

Thank you, Madam Speaker. Madam Speaker, the Clerk as an Amendment LCO 7912. I ask that he call it

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and I that I receive permission to summarize.

DEPUTY SPEAKER ORANGE:

Will the Clerk please call LCO Number 7912,
designated as Senate Amendment Schedule B.

THE CLERK:

LCO Number 7912, Senate B, offered by Senators
Witkos and Crisco.

DEPUTY SPEAKER ORANGE:

The Representative seeks leave of the chamber to
summarize. Is there objection? Is there objection?
Seeing none, hearing none, Representative Fontana.

REP. FONTANA (87th):

Thank you. Thank you, Madam Speaker. Madam
Speaker, this amendment exempts those who exchange
timeshares and individuals who distribute literature
relating to timeshares from our real estate licensure
requirements. It's been worked out with members of
the realtors -- or real estate industry. And I move
for its adoption.

DEPUTY SPEAKER ORANGE:

The question is an adoption of Senate Amendment
Schedule B. Will you remark on Senate Amendment
Schedule B? If not, let me try your minds. All those
in favor, please signify by saying, aye.

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REPRESENTATIVES:

Aye.

DEPUTY SPEAKER ORANGE:

All those opposed, nay.

The ayes have it. The amendment is adopted.

Do you care to remark further on the bill as amended by Senate Amendment Schedules A and B?

Representative Fontana.

REP. FONTANA. (87th):

Thank you, Madam Speaker. In conclusion, let me just restate that this is a comprehensive set of regulatory laws, and rules, and provisions worked out with the industry, various other stakeholders, the realtors, lawyers, and the Department of Consumer Protection. It provides consumers in the State with protections afforded other residents of other states as well as makes Connecticut a more hospitable place to develop timeshare developments. And I urge passage.

DEPUTY SPEAKER ORANGE:

Thank you, sir. Will you care to remark further on the bill as amended? Representative D'Amelio, my friend from Waterbury, you have the floor, sir.

REP. D'AMELIO (71st):

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Good afternoon, Madam Speaker. It's wonderful to see you up there on the dais this afternoon. I concur with my colleague from the Insurance Committee, Representative Fontana. This bill does at a protection to Connecticut residents that choose to purchase or resell timeshare units here in the state of Connecticut. It's a lengthy bill and it provides, like I said, many protections and eliminates the old statutes and creates new statutes that hopefully can expand the timeshare market here in the State of Connecticut.

We have a beautiful coastal area and hopefully this will stimulate more activity and more building in the timeshare segment of real estate. And with that, I urge my colleagues to adopt the legislation. Thank you.

DEPUTY SPEAKER ORANGE:

Thank you, sir. Will you care to remark further? Will you care to remark further on the bill as amended by Senate Amendment Schedules A and B? Will you care to remark further on the bill as amended? If not, staff and guests, please come to the well of the House. Members take your seats. The machine will be open.

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THE CLERK:

The House of Representatives is voted by roll
call. Members to the chamber. The House is voting by
roll call, members to the chamber, please.

Deputy Speaker Altobello in the Chair.

DEPUTY SPEAKER ALTOBELLO:

Have all members voted? If all members have
voted, please check the board to make sure your code
is properly cast. If all members have voted to, the
machine will be locked. And would the Clerk please
take a tally.

THE CLERK:

Senate Bill Number 897, as amended by Senate A
and B, in concurrence with the Senate.

Total Number Voting	147
Necessary for Passage	74
Those voting Yea	147
Those voting Nay	0
Those absent and not voting	4

DEPUTY SPEAKER ALTOBELLO:

Bill as amended is passed.

Will the Clerk please call Calendar 673.

**JOINT
STANDING
COMMITTEE
HEARINGS**

**INSURANCE AND
REAL ESTATE
PART 6
1612 - 1937**

2009

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mg INSURANCE AND REAL ESTATE
COMMITTEE

February 19, 2009
12:00 P.M.

CHAIRMEN: Senator Crisco
Representative Fontana

VICE CHAIRMEN: Senator Hartley
Representative Megna

MEMBERS PRESENT:
SENATORS: Caligiuri

REPRESENTATIVES: D'Amelio, Abercrombie,
Aldarondo, Alberts,
Altobello, Bacchiochi,
Dargan, Geragosian,
Nardello, O'Connor,
Roldan, Schofield,
Williams, Wright

SENATOR CRISCO: -- to the hall, if you need to
stand please stand out in the hall not around
the legislators. Cell phones, pagers, etc.,
what have you, the appropriate protocol and,
will be appreciated and finally and not last,
please observe the exit venues from this
committee room in the matter of public safety.
So we will begin with Bill Number 897,
Stephanie.

STEPHANIE MADSEN: Good afternoon Chairman Crisco,
Chairman Fontana, members of the committee, my
name is Stephanie Madsen. I'm Senior Vice
President with the American Resort Development
Association. I'm here to testify in support
of Senate Bill Number 897. My association
ARDA is a Washington, D.C. based trade
association which represents the timeshare,
vacation ownership, resort and development
industry. We have more than 1,000 corporate
members ranging from independent regional
developers, resort properties and timeshares,
to major international hospitality companies.

We also represent unusually nearly 1 million consumer timeshare owners through our ARDA Resort Owners Coalition. So we like to help our owners be happy as well.

We're very happy to support Senate Bill 897. It should look familiar to the committee to some degree as it is very, very similar to Senate Bill 490, which was raised by this committee last year, which passed the Senate and all of its committees with no negative votes. And, just didn't quite make it, timing wise to its final vote in the House, hence our reason to be back this year to support Senate Bill 897.

Throughout the development of this legislation, over the past two years, we have been pleased to work with the Connecticut Department of Consumer Protection. As well as other industry groups particularly the Connecticut Association of REALTORS, and to that end, you'll see in my written testimony, that we have one other small but important amendment, which we and the realtors have agreed on that would like inserted in the Bill.

SENATOR CRISCO: We appreciate that but I would say the committee would have to review it.

STEPHANIE MADSEN: I understand, I certainly understand that, so, only our recommendation sir. The Senate Bill 897 has considerable consumer protections provisions in it, as it did last year. We've even together added a couple of new ones to enhance its consumer protection nature, including lots of disclosures to consumers and to also make it perfectly clear that anyone selling timeshare in Connecticut must deliver that property free

and clear to the consumer, so they get what they expected. We're, from the end, we hope the Committee will vote the Bill out at the appropriate time, and we thank you.

SENATOR CRISCO: Well thank you for joining us. Are there any questions, any questions, Representative Fontana.

REP. FONTANA: Thank you Chairman. Good afternoon Stephanie, just one quick question, for those who may not be aware could you just please just provide a conceptual background for framework for this bill. My understanding is that this is an effort that you engaged in with the help with the collaboration of Department of Consumer Protections, to try to address a bevy of problems, or potential problems. So, if you could just describe briefly what kind of problems these, this Bill is attempting to either prevent, or stall, or address, I think that would be helpful.

STEPHANIE MADSEN: Perhaps the simplest way to state it is the Bill addresses the modern forms of timesharing from the stand point that it adds a whole bevy of new definitions to incorporate and regulate all of the industry products that are available in the market today. The law of which was the only law that the Department of Consumer Protection had to regulate the industry was a rather old law, pretty simplistic, pretty incomplete and so forth. This law reflects all of the things we've learned over the last 25 or 30 years, in various state legislation around the country, so it's the most modern, and perhaps the most comprehensive.

REP. FONTANA: So would this then be an effect on the part of the industry to create the means,

in collaboration with the State agencies to please itself or create the framework of rules by which its members would compete fairly, and treat consumers properly.

STEPHANIE MADSEN: Historically, and perhaps somewhat painfully, as many years ago, we had a rather colorful past. We learned that good reasonable, balanced regulation that protects the consumer, also protects business, and allows business to operate in a reasonable climate, where everyone feels safe, a consumer feels safe. They can buy something that they will be happy with, and that they are protected, that it will be delivered as promised. And, we've worked with states literally all over the country, sometimes at their request, sometimes at ours, and we were happy to work with the Department here to modernize their legislation, so that it would really create a level and modern, if you will, playing field for the industry to operate, and for the consumer to purchase.

REP. FONTANA: Very good, thank you, thank you Mr. Chairman.

SENATOR CRISCO: Thank you Mr. Chairman, any other questions, thank you very much, Scott MacGregor.

SCOTT MACGREGOR: Senator Crisco, Representative Fontana, members of the committee, good afternoon, my name is Scott MacGregor. I am here to ask that you support Senate 897. I am the Executive Vice President of InnSeason Resorts. We are the largest timeshare firm based in and focused on the New England Market, with 9 resorts, and 500 employees hosting more than 40,000 families who own or

rent a timeshare at an InnSeason Resort each year.

As the leading developer in the region, we view the State of Connecticut as an important market in terms of current and future consumers of our products, as the location of future development opportunities. This legislation is critical to our development plans and to anyone considering investing in the industry here. Connecticut's current regulatory framework is insufficient to properly support modern timeshare development and operation, as Stephanie discussed with you. At the time the current laws were adopted, timeshare products and marketing programs were in their infancy, the regulatory environment was unprepared for the advent of complex legal and operational timeshare models including trust-based forms of ownership and points-based systems of reservations and use encompassing multiple resort locations, or for marketing programs incorporating modern print and electronic media.

To develop projects that involve tens of millions of dollars in capital and complex financing over several years, developers, lenders, consumers, and regulators require an updated regulatory framework. This bill builds on similar legislation currently enacted in more than twenty other states and creates the level playing field and transparent modern regulatory environment that developers like InnSeason Resorts, and its lending partners need to make the commitments of time, money and people required to bring project, complex projects to fruition.

According to a recent study, conducted by Ernst & Young, 4.7 million households owned

one or more timeshares at 1600 resorts in the United States. Nationally, 85 percent of timeshare owners reported their ownership experience as good or excellent. An economic impact study currently underway by PricewaterhouseCoopers determined that in the state of Massachusetts, the timeshare industry supports 8,700 full and part-time jobs, \$385 million in wages, and \$196 million in tax revenue. Timeshare travelers spend an average of \$1,599 per week in the communities they are visiting. In 2007, average occupancy within timeshare resorts was 76.1 percent compared with 63 percent for hotels.

So, in conclusion, timeshare projects bring jobs, revenues, and visitors to local communities. Senate Bill 897 will provide the regulatory framework necessary to invite and regulate responsible growth of the industry and to provide comprehensive protections to its consumers. Thank you for your consideration.

SENATOR CRISCO: Thank you Greg, any questions.
Thank you very much, I'm sorry, Representative Wright.

REP. WRIGHT: Thank you Senator. You had mentioned about you owned timeshares here in Connecticut, and you're thinking about building more here in Connecticut. Is that -

GREG MACGREGOR: We have not yet developed a resort here in Connecticut. We are contemplating one at this time.

REP. WRIGHT: Ok, I was just, not demean or anything, but I was just wondering, you don't really think of Connecticut as a big vacation area. So, I was just wondering, where it is

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in Connecticut that you were thinking, what it is that will bring people here for vacation.

GREG MACGREGOR: There are actually lots very attractive parts of Connecticut that would suit this product well. There are a lot of consumers in this part of the country that are looking to destinations they can drive to these days. We've got the coastline. You've got a very active historical component to many sites. You've got the casinos. You've got a really great balance of things that would bring consumers to these localities for 3, 4 or 7 days at a time.

REP. WRIGHT: Thank you.

SENATOR CRISCO: Thank you Representative, Representative O'Connor.

REP. O'CONNOR: Thank you Mr. Chairman, quick question, sorry, I don't want to let you off the hook here, you know I haven't had a chance, I assume this is the same bill that we had last year, because I actually have one of the only, I think the only existing timeshare in Connecticut at the Water's Edge down in Westbrook, and I just want to make sure that, that they don't have to do anything extra at this point and time. Thank you Mr. Speaker -- Mr. Chairman.

SENATOR CRISCO: Thank you sir.

SCOTT MACGREGOR: To my knowledge it will not change the way that they operate. This would really provide a framework for new developers coming in into the state to develop or for other developers out-of-state that want to market to consumers within the State of Connecticut.

REP. O'CONNOR: So it's safe to say, just to rephrase the question that they would be grand-fathered, that they wouldn't have to go through any other regulatory hurdles to stay in business and do what they do currently.

SCOTT MACGREGOR: Yes, that is my understanding.

REP. O'CONNOR: Thank you Mr. Chair.

SENATOR CRISCO: Thank you Representative O'Connor, any other questions. Thank you so much Greg, Gene Marconi.

GENE MARCONI: Good afternoon Senator Crisco, Representative Fontana, members of the committee, my name is Gene Marconi, I'm the General Counsel to the Connecticut Association of REALTORS, partly responsible, along with others for its 18,000 members here in Connecticut. I would be remiss if I did not say thank you to the Department of Consumer Protection and to the Resort Developers Association for inviting us to the table and hearing our comments, and questions, and considering our thoughts in developing this bill. I think Ms. Marsden is, as said what was necessary about the one amendment that the realtors association would appreciate seeing in this bill. I think once the committee has had a change to review that language it will see that what the language does is put timeshares on the same plain as other real estate when it comes to having licensed professionals engaging business of selling and leasing of those timeshares, which I think help Representative Fontana's concerns. So I don't think the committee will find any objection to it. With that amendment the association would have no apposition to this

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bill and would again like to thank both the Department of Consumer Protection and resort community for hearing our concerns.

SENATOR CRISCO: Thank you Gene, any questions, any questions at Gene, thank you very much. Anyone else to testify on 897, if not we'll proceed to 6278, Bob Kehmna.

BOB KEHMNA: Thank you Senator Crisco, Representative Fontana, members of the committee, for the record my name is Bob Kehmna from the Insurance Association of Connecticut. I'm here today to express our opposition to House Bill 6278 An Act Concerning Insurance Guaranty Fund Credits.

Connecticut, like most states, has two guaranty funds, one for life and health, one for property casualty. Those associations are created to honor the commitments made to policyholders by companies that have become insolvent. Insolvent, when insolvency occurs, the members of that association, members insured are assessed. Those assessments are used to cover the remaining obligations of that insolvent insurer to ensure its enplanements in this state.

Since 2000, the paid assessments to those guaranty associations have has a 100 percent tax offset against tax liability for premium taxes. Those tax offsets allow insurers to recoup most of the value of the assessment, but they do lose a time value of money in the process as we take the credit over 5 years. This Bill by cutting that premium tax offset to 50 percent would force solvent insurers to bear appreciably more of the brunt of the losses of that insolvency, which occurred through no fault of their own.

to just come up with \$710 if I only charge
\$2,500.

REP. O'CONNOR: And it's fewer burdens on their
part, thank you Mr. Chairman.

SENATOR CRISCO: Your welcome, any other questions,
thank you very much Patrick.

PATRICK MOYNIHAN: Thank you, thanks again for your
time.

SENATOR CRISCO: Your very welcome, since it is
2:30 we will now proceed to include State
Officials and Legislators, Commissioner
Farrell.

JERRY FARRELL: Good afternoon, Senator Crisco,
Representative Fontana, make sure every word
is heard, while you may think I'm here to
testify about the homebuilders bill after all
you've heard today.

SENATOR CRISCO: I think we are steering away from
that Commissioner.

JERRY FARRELL: Yes, my testimony concerns the
timeshare bill which, thanks to the committee
got raised. The current timeshare act, if you
go back and look at the legislative history,
you'll find that it dates back into the 1960s
and that really has not been amended to any
degree since that time. So it makes that act
older than myself, older than other people in
this room and it really doesn't reflect the
changes that have occurred within that
industry over the last 40 years.

Whereas, at the time the legislation was
originally passed, you know, you had many
examples of where in essence Florida, swamps

SB 897

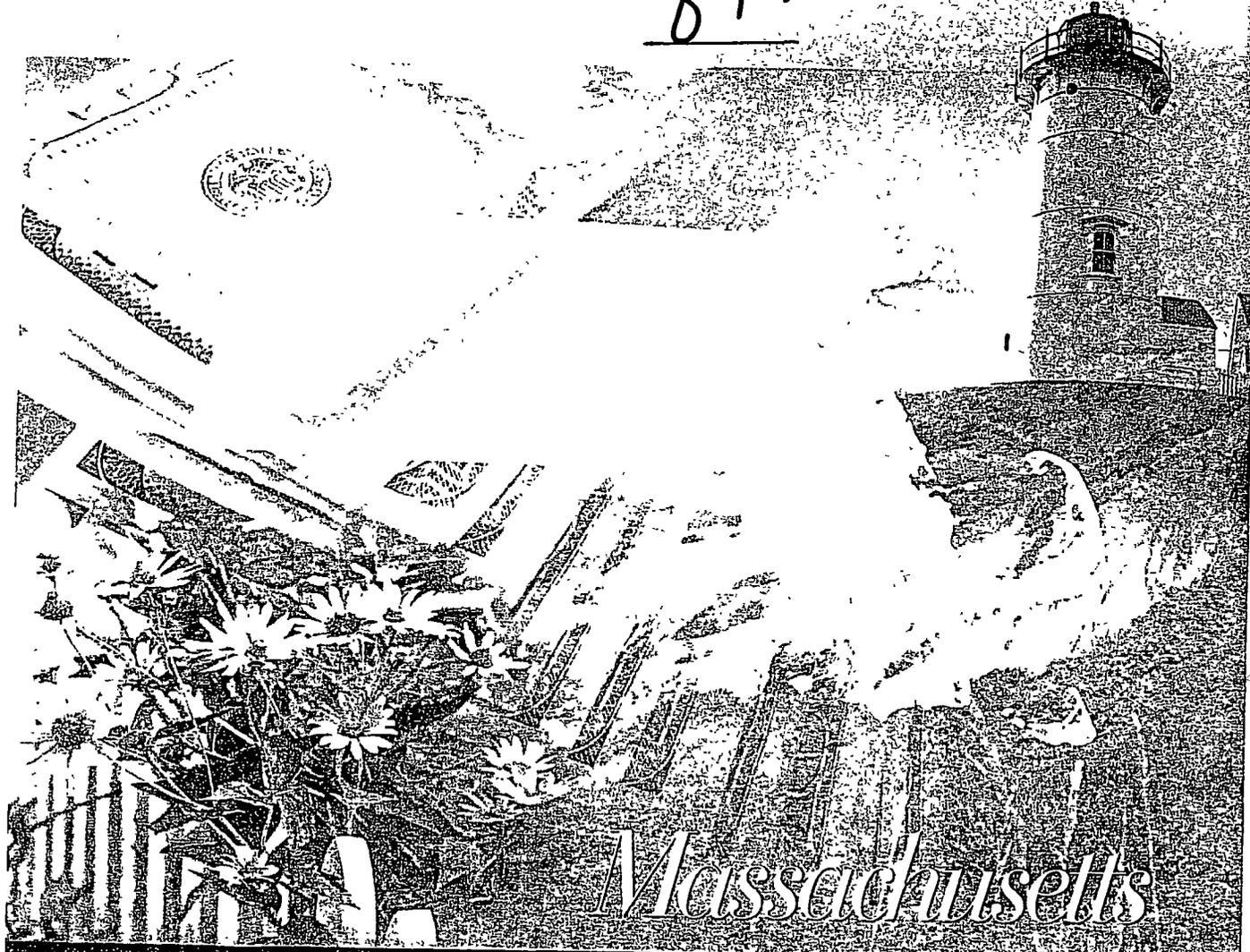
where being sold to Connecticut residents, and because the nature of geography at that time, was such that the consumer was not aware of what they were getting into, it was such a distant that Connecticut enacted these protections. But today, you have a very sophisticated industry. There are major players in the timeshare industries. Disney, Marriot, Wyndham are some of the leaders. It really has changed significantly and there is a need to change the law both from a logistical and a consumer protection viewpoint.

That the new act that we've proposed includes several very key consumer protections, a 5 day right of rescission, you know that there are several other examples in our statutes of rights of rescission. This would be amongst the most generous within the statutes if enacted. There are detailed contractual and financial disclosures, which you know, you talk about so many things that are consumer protection things. The more disclosure that there is to a consumer before they make a decision to enter into a contract to purchase something like a timeshare the better, and most importantly there are provisions in this proposal that give DCP the ability to revoke the registration and to assess civil penalties up to \$5,000. None of these things are included in the existing act. So it really would be a benefit to Connecticut consumers. Connecticut is one of the main market places that timeshares do get sold, even though we only have one existing timeshare, Water's Edge down in Westbrook, we are a major marketplace. So I think our own protections on the books need to be updated. Thank you.

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ARDA International Foundation



Massachusetts

ECONOMIC IMPACT

2008 EDITION

*of the Timeshare Industry
on the Massachusetts Economy*

Prepared by
PRICEWATERHOUSECOOPERS

ECONOMIC IMPACT

of the Timeshare Industry on the Massachusetts Economy

EXECUTIVE SUMMARY

In total, Massachusetts' timeshare industry supports \$1.0 billion of spending, 8,700 full- and part-time jobs, \$385 million in salaries, wages, and related income, and \$196 million in tax revenues.

Introduction

Massachusetts' timeshare sector serves as an important economic driver, generating substantial investment in resort infrastructure, setting a base for stable, on-going economic benefits. Timeshare owners and their guests bring recurring sources of new spending to Massachusetts including spending at local businesses, expenditures on resort operations and maintenance, and payment of local taxes.

With an estimated 3,863 timeshare units located in Massachusetts, ranging in locations from beach to mountain/ski and even urban, the state garners a valuable share of the industry's economic impact. In total, Massachusetts has 46 timeshare resorts providing accommodations for a significant number of annual travelers. As a result, there is substantial interest in the healthy growth of the timeshare sector as a source of economic growth and security for Massachusetts' residents.

Total Impact

In total, the Massachusetts timeshare industry supported an estimated \$1.0 billion of consumer and business spending, 8,700 full- and part-time jobs, \$385 million in salaries, wages, and related income, and \$196 million in tax revenues in Massachusetts in 2007.

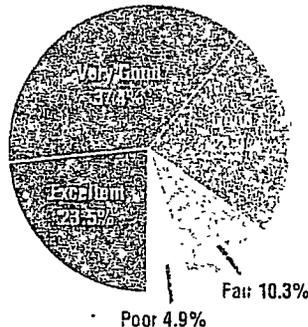
Visitor Spending

During 2007, 450,800 timeshare vacationers visited Massachusetts, with the typical traveling party of 3.0 people spending an average of \$1,599 per trip, yielding total estimated vacation spending of \$240 million. Timeshare owners reported making 85 percent of their trip expenditures at businesses that were not on-site at the resort.

On average, timeshare vacationers spent 7.3 nights in the resort area. This included 6.2 nights at timeshare resorts, and 1.1 nights at other types of accommodations, such as hotels.



Overall Timeshare Ownership Experience



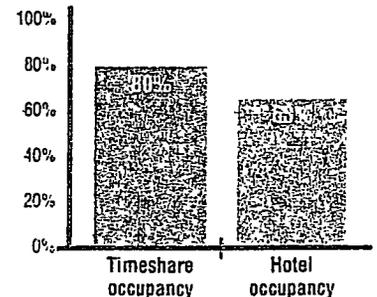
Eighty-five Percent Owner Satisfaction*

The vast majority of U.S. timeshare owners are pleased with their timeshare, indicating high satisfaction levels. About 85 percent of owners rated their ownership experience as "Excellent", "Very Good" or "Good".

Timeshare Occupancy*

Average timeshare resort occupancy is 80 percent, much higher than the U.S. hotel occupancy of 63 percent.¹

Average Occupancy



¹ "Smith Travel Research Lodging Review" Smith Travel Research February 12, 2008

*"Vacation Timeshare Owners Report: 2008 Edition" AIF October 2008



Direct Spending

New and existing owners spent approximately \$251 million on purchases of new timeshare ownership interests, and contributed \$109 million for current resort operations and future maintenance and refurbishment of unit accommodations and resort facilities. Combined with their \$240 million in vacation spending, timeshare owners and guests generated \$600 million in direct timeshare related spending in Massachusetts.

The timeshare industry in Massachusetts directly supported 5,490 jobs — 3,020 in resort and timeshare company operations, 390 in construction, and 2,090 in jobs supporting timeshare vacationer activities such as at restaurants, retail outlets, and visitor attractions (total reflects rounding).

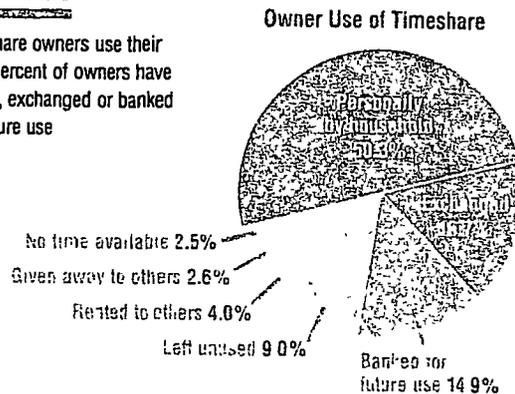
The incomes earned by the employees of Massachusetts timeshare businesses and the businesses patronized by timeshare vacationers are substantial, totaling \$223 million in salaries, wages, and related income. Of this, \$126 million was earned by employees at resort and timeshare company operations, \$22 million by resort construction employees, and \$75 million earned by people working at businesses patronized by timeshare vacationers.

Indirect Impacts

Other sectors of the economy were indirectly impacted by the timeshare industry. For example, indirect impacts occurred as timeshare employees spent their disposable income, and as timeshare companies purchased goods and services from other businesses. Through such indirect impacts the Massachusetts timeshare industry supported an estimated \$443 million of purchases, 3,200 full- and part-time jobs, and \$162 million in salaries, wages and related income.

Owner Use of Timeshare*

The majority of timeshare owners use their timeshare. About 82 percent of owners have either personally used, exchanged or banked their timeshare for future use



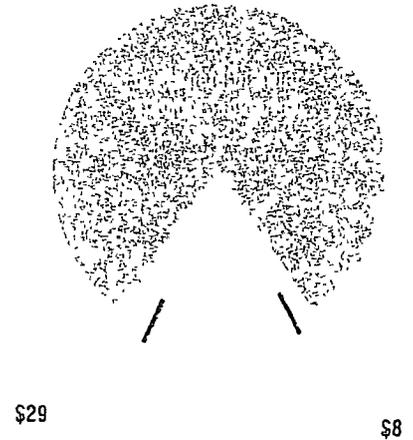
Tax Revenues

Timeshare in Massachusetts contributed \$196 million in tax revenues to the economy through property taxes, occupancy taxes, and employee personal and social insurance taxes.

Tax Revenues Paid by Timeshare Industry*
(2007, in millions)



Tax Revenues Paid by Timeshare Industry by Tax Type*
(2007, in millions)



* Figures have been rounded

Timeshare units	38,717 units	47,413 units	61,485 units
	2002	2005	2007

The number of timeshare units increased 58.8 percent from 2002 to 2007

Output	\$11.4 billion	\$14.3 billion	\$18.5 billion
	2002	2005	2007

Output increased 62.1 percent from 2002 to 2007

Indirect output
Direct output

Employment	138,700 jobs	161,100 jobs	171,500 jobs
	2002	2005	2007

Employment increased 23.7 percent from 2002 to 2007

Indirect employment
Direct employment

Salaries, wages and related income	\$4.2 billion	\$5.4 billion	\$6.6 billion
	2002	2005	2007

Salaries, wages and related income increased 55.4 percent from 2002 to 2007

Indirect salaries, wages and related income
Direct salaries, wages and related income

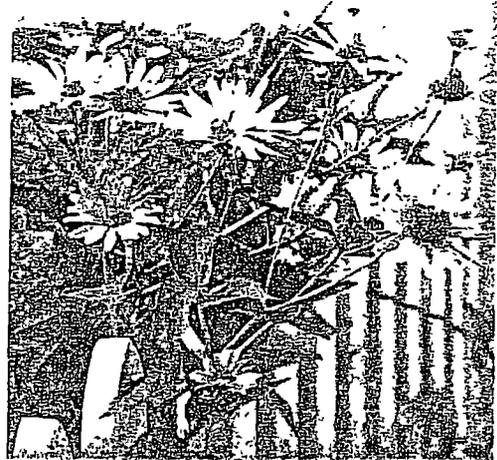
Tax revenues	\$1.7 billion	\$2.1 billion	\$2.7 billion
	2002	2005	2007

Tax revenues increased 60.0 percent from 2002 to 2007

Tax revenues supported directly and indirectly by the timeshare industry

Source: ARDA International Foundation and PricewaterhouseCoopers LLP

PricewaterhouseCoopers' detailed analysis of economic impacts, and the success of the study overall, was made possible by the active cooperation of timeshare enterprises, resorts, exchange companies, and a sample of the 450,800 timeshare travelers who visited Massachusetts in 2007. The response base in Massachusetts included resorts representing 1,597 units and survey responses from 229 households. PricewaterhouseCoopers analyzed the detailed survey information in a customized economic impact model to quantify the industry's economic contribution.



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2008

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STATE *of the* VACATION
 TIMESHARE INDUSTRY
United States Study

Prepared by
EY ERNST & YOUNG
 Quality in Everything We Do

2008 EDITION




Types of Resorts

The predominant resort category was a beach destination, reported by 24% of responding resorts. This was followed by country/lakes resorts (16%), ski and island resorts each at 9%, and golf resorts (8%).

Distribution by Resort Type

Type	What vacation experience does this resort offer?			
	Beach	Country/Lakes	Ski/Island	Golf
Beach	21.6%	25.6%	45.7%	23.9%
Country/Lakes	10.8%	22.6%	31.9%	16.4%
Ski	5.5%	18.1%	23.1%	9.2%
Island	11.6%	10.6%	16.8%	9.2%
Golf	15.1%	68.3%	82.4%	7.9%
Theme Park	1.8%	18.1%	19.9%	7.5%
Urban	4.5%	9.8%	13.8%	7.2%
Rural/Coastal	15.6%	16.6%	28.1%	5.1%
Gaming	6.5%	17.3%	20.1%	3.4%
Desert	2.5%	6.0%	7.5%	2.7%
Other	-	-	-	7.5%

Industry Health

Year 2007 sales totaled \$10.6 billion, growing 6 percent over 2006. There were nearly 551,500 timeshare intervals sold for an average price of \$19,216. This cost is 4 percent higher than the price of an interval in 2006. The average cost for weekly intervals was \$21,762, while for points-equivalents it was \$17,689.

The average maintenance fee charged per interval was \$575, meaning that the industry generated an additional \$3.8 billion in revenues in maintenance fees. The average was \$421 for studios, \$485 for one bedroom units, and \$650 for units with two or more bedrooms.

Average occupancy was 80.1 percent in 2007. This amount includes nearly 70 percent who were either owners or exchange guests and more than 10 percent who were renters and/or marketing guests.

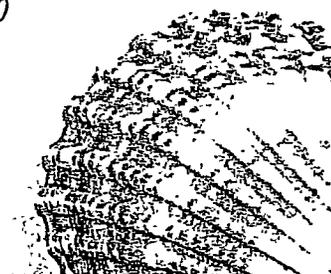
Performance Metrics 2007

Metric	2007
Sales volume	\$10.6 billion
Number of timeshare intervals sold	551,457
Average sales price per interval	\$19,216
Points equivalent	\$17,689
Weeks	\$21,762
Occupancy	80.1%
Average maintenance fee per interval	\$575

Industry Outlook

Recent trends indicate strong recent industry growth. Sales have seen compounded annual growth of 13 percent, since 2003, compounded annual growth rates for sales price and average resort size grew in the same time period by six and seven percent, respectively.

Respondents expect continued growth as they continue to build new resorts. They expect to build around 5,000 new units in 2008, after having built 8,000 new units in 2007.





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CONNECTICUT ASSOCIATION OF
REALTORS® INC.

Statement on

S.B. 897: AN ACT CONCERNING TIME SHARES
 (No opposition provided Bill is amended)

Submitted to Insurance and Real Estate Committee
 February 19, 2009

By

Eugene A. Marconi, General Counsel
 Connecticut Association of REALTORS®, Inc.

To the Co-chairs of the Insurance and Real Estate Committee, I am writing on behalf of the 18,000 members of the Connecticut Association of REALTORS® (CAR) concerning Raised Bill 897, An Act Concerning Time Shares. The Association has no objection to this Bill provided certain changes are made to it. I am pleased to report that the Department of Consumer Protection and the Resort Development Association have agreed to these changes and we understand the Resort Development Association will submit revised language, and I thank both the Department and the Resort Development Association for their courtesy in inviting Realtors® to comment on this Bill and their willingness to listen to CAR's concerns.

CAR had several technical issues with Raised Bill 897. The only remaining issue is in Section 5(c) which permitted out-of-state persons to sell Connecticut time shares without a Connecticut real estate license. This is contrary to Connecticut's licensing law with regard to any other interest in real estate.

It is CAR's understanding that this concern will be addressed in revised language that the American Resort Development Association is to provide to the Committee shortly.

If this change is made, and again, I understand that the Department and the Resort Association have agreed to make these changes, CAR has no objection to the Bill as revised.



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Testimony of Jerry Farrell, Jr., Commissioner**Department of Consumer Protection****Insurance Committee Public Hearing
February 19, 2009**

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Senator Crisco, Representative Fontana, Senator Caligiuri, Representative D'Amelio and Honorable Members of the Insurance and Real Estate Committee, I am Jerry Farrell, Jr., Commissioner of Consumer Protection. Thank you for the opportunity for me to testify in favor of SB-897, An Act Concerning Time Shares.

The Department of Consumer Protection is proposing legislation to update the licensing framework of timeshare registration. The agency currently registers 140 timeshare properties in accordance with the Interstate Land Sales Full Disclosure Act, which dates back to the late 1960's. Over the past forty years, the industry has matured and developed. Today, we see major corporations such as Marriott, Starwood, Wyndham, and Disney engaged in offering timeshare properties throughout the world. Recent statistics show that Connecticut remains one of the top three states in the nation for highest per capita income, and over the years, Connecticut residents have responded to the opportunities to purchase timeshare properties in very large numbers.

Senate Bill 897 will provide additional protections to Connecticut consumers who choose to purchase new or resale timeshare properties, as well as to enhance efficiency of the registration process. These steps, in addition to our ongoing effort to streamline the registration process, to further ensure protections for consumers and to reduce costly paperwork, have led the Department to recently implement on-line registration through ARELLO (the Association of Real Estate License Law Officials Timeshare Registry).

Some of the key provisions of this Agency legislative proposal include: a 5-day consumer-right of rescission that cannot be waived; the requirement of a detailed Timeshare Disclosure Statement to be provided to consumers; a biennial registration; an increase in enforcement ability of the Commissioner to suspend or revoke a timeshare registration, and to impose civil penalties of up to \$5000

for violations of the Timeshare Act, or the Unfair Trade Practices Act; definitions that more clearly set forth the offerings of the developers; and additional safeguards for purchasers of timeshare resale properties.

The Department is confident that passage of this bill will be in the best interest of Connecticut consumers, while improving efficiency within the Department of Consumer Protection. As such, we respectfully ask for your support and thank you for the opportunity for allowing me to testify in favor of this legislation.



The Northeast Experience™

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February 19, 2009

Thank you for this opportunity to appear before this distinguished committee today. I am here to ask that you support Senate Bill 00897, An Act Concerning Timeshares.

My name is Scott MacGregor, and I am the Executive Vice President of InnSeason Resorts, a timeshare resort development and management firm based in Massachusetts. InnSeason Resorts is the largest timeshare firm based in and focused on the New England market, with 9 resorts, and 500 year-round employees hosting more than 40,000 families who own or rent a timeshare at an InnSeason Resort each year.

As the leading developer in the region, we view the State of Connecticut as an important market in terms of current and future consumers of our products and services, and as the location of future development opportunities. At this time, we are actively planning a resort in the State of Connecticut that would potentially be one of the largest employers and a primary economic engine in the community where the resort may be developed.

This legislation is critical to our future development plans in the State of Connecticut, and to our industry in general. The State's current regulatory framework is insufficient to properly support modern timeshare development and operation. At the time the current laws were adopted, timeshare products and marketing programs were in their infancy; the regulatory environment was unprepared for the advent of complex legal and operational timeshare models including trust-based forms of ownership and points-based systems of reservations and use encompassing multiple resort locations. Similarly, marketing programs incorporating Internet communications, e-mail, viral marketing and social networking across state lines were not contemplated.

To develop projects that involve tens of millions of dollars in capital and complex financing over several years, developers, lenders, consumers and regulators require a regulatory framework that addresses the current products and their marketing and financing environments. This Bill has been drafted over the past two years through an active dialog among the Connecticut Department of Consumer Affairs and the timeshare industry's trade association, the American Resort Development Association, and other stakeholders. It builds on similar legislation currently enacted in more than twenty other states where timeshare development and marketing have been active, with adjustments to reflect Connecticut law and with changes suggested by important constituencies including the Bar Association, and the Real Estate and Hospitality industries. This legislation creates the level playing field and transparent, modern regulatory environment that developers like InnSeason Resorts and its lending partners require to make the commitments of time, money and people required to bring complex projects to fruition.

Many people perceive the timeshare industry to be an inconsequential cottage industry best known for aggressive marketing practices. In fact, over the past forty years the US timeshare industry has grown to be one of the fastest-growing segments of the mainstream hospitality industry with modern business infrastructures and a very consequential economic footprint. At the national level, industry leaders include the titans of the hospitality world: Marriott, Disney,

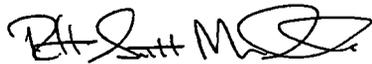
Starwood and Wyndham, to name just a few. Regional players like InnSeason Resorts serve markets where local preferences and nuances require more local solutions. Like many industries, the timeshare business is still assessing the damages caused by recent economic turmoil, but in 2007 the industry had grown to more than \$10.4 billion in annual sales of timeshare interests in the U.S. Sales volume is only the tip of the timeshare story. According to a national study¹ conducted by Ernst & Young in 2008, 4.7 million U.S. households owned one or more timeshares at 1,641 resorts. Nationally, 85% of timeshare owners reported their ownership experience as "good" or "excellent."

A study recently concluded by PricewaterhouseCoopers of the Economic Impact of the timeshare industry on the national economy included a subset study of the industry in the State of Massachusetts². Although your State and the State of Massachusetts are not directly comparable, it's not unrealistic to extrapolate from that neighboring state's experience the potential economic impacts in the State of Connecticut should a few substantial and modern resorts be established here. There, in 2007, the industry supported an estimated \$1.0 billion of output, 8,700 full and part time jobs, \$385 million in salaries, wages and related income, and \$196 million in tax revenue in that small state alone. Based on past studies, the national economic footprint of the timeshare industry in 2007 is expected to exceed \$60 billion.

Timeshare vacationers bring other benefits to the communities to which they travel. According to the 2008 PwC study, timeshare vacationers spend an average of \$1,599 per trip including meals and other lodging, and stay in those destinations a little more than a week, enjoying the local attractions, shops and restaurants. Average occupancy of timeshare resorts was 76.1%, compared with 63.0 percent for hotels.

In conclusion, timeshare products have become a staple of the hospitality and real estate industries, and bring jobs, revenues and visitors to local communities. Connecticut is attractive to the industry, both as a location of qualified consumers and as a target for future investment and development. Senate Bill 00897 will provide the regulatory framework to invite and regulate responsible growth of the industry in the State of Connecticut, and provide comprehensive protection to its consumers. Thank you for your consideration.

Respectfully Submitted



R. Scott MacGregor
Chief Financial Officer, InnSeason Resorts

¹ "State of the Vacation Timeshare Industry: United States Study, 2008 Edition," Ernst & Young. Available at www.ARDA.org.

² "Economic Impact of the Timeshare Industry on the Massachusetts Economy. 2008 Edition."

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February 17, 2009

Senator Joseph S. Crisco
Co-Chair
Insurance and Real Estate Committee
Connecticut General Assembly
Legislative Office Building, Room 2800
Hartford, CT 06106

Representative Steve Fontana
Co-Chair
Insurance and Real Estate Committee
Connecticut General Assembly
Legislative Office Building, Room 2800
Hartford, CT 06106

Re: Support for SB 897 an Act Concerning Time Shares

Dear Sirs:

Marriott Ownership Resorts, Inc. d/b/a Marriott Vacation Club International, a wholly owned subsidiary of Marriott International, Inc., is a premier provider of vacation and leisure experiences and the recognized global leader in development, operations and sales of Vacation Ownership resorts via four distinct brands, Marriott Vacation Club, Horizons by Marriott Vacation Club, Grand Residences by Marriott, and The Ritz-Carlton Club. Since becoming the first branded hospitality company to enter the timeshare industry in 1984, Marriott Vacation Club has created many luxurious properties in sought after destinations globally, with many more in development. Marriott Vacation Club owners, including residents of Connecticut, now number more than 350,000 and tend to purchase their week(s) due to our quality product, outstanding Marriott customer service, and added value of ownership benefits.

A large part of Marriott Vacation Club's success is directly attributable to sound and reasonable timeshare laws such as those represented in SB 897 being considered by the Insurance and Real Estate Committee. Marriott Vacation Club supports the consideration and enactment of SB 897 because it contains a number of consumer protection provisions and requirements essential for the protection of Connecticut residents. Additionally SB 897 contains provisions necessary in today's marketplace to promote the continued development and sale of Vacation Ownership resorts in Connecticut.

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STATE OF CONNECTICUT
JUDICIAL BRANCH**EXTERNAL AFFAIRS DIVISION**231 Capitol Avenue
Hartford, Connecticut 06106
(860) 757-2270 Fax (860) 757-2215**Testimony of Stephen N. Ment
Insurance and Real Estate Committee Public Hearing
February 19, 2009****Senate Bill 897, An Act Concerning Time Shares**

Thank you for the opportunity to submit written testimony in regards to Senate Bill 6419, *An Act Concerning Time Shares*.

With regard to Section 23 of the bill, the Judicial Branch respectfully notes that by allowing a plaintiff to commence an action against multiple defendants, and then requiring that the counts be severed for trial when a defense or counterclaim is interposed, the workload of an already over-burdened court clerk's office would be greatly increased. Even in instances where a defense or counterclaim is not filed, an increased burden on the clerk exists because the clerk would still have to calculate the debt and fees for each defendant as there would not be one judgment against all defendants.

Thank you for the opportunity to submit written testimony.