

From: [LECOKYLLC](#)
To: [HSGTestimony](#)
Cc: deputyski@cox.net; [Judy Januszewski](#)
Subject: OPPOSE SB 393 - An Act Concerning room temperature
Date: Wednesday, February 17, 2021 10:15:57 PM

Dear esteemed Housing Committee members and Legislators;

I urge you to OPPOSE SB 393 An act concerning room temperature.

This act makes no provisions for those cases where providing such temperature control is not possible without making substantial, costly improvements to a building's utilities. Many older buildings cannot handle the power draw needed to provide air-conditioning throughout the building. The vast majority of the housing stock in this state is more than 40 years old with most of those dating back much farther. This bill if passed as written will drive up rental housing cost.

Rewiring some existing buildings and upgrading to larger electrical service meter & panel configurations would be astronomically expensive given that today's electrical codes often prohibit such upgrades without completely relocating the electrical service mains. Most landlords could not afford the costs this legislation may impose.

As a small business owner I work hard to provide decent, safe and affordable housing for those who either can't or choose not to own their own homes. As you know the vast majority of rental housing in CT is comprised of 1-4 family buildings and the vast majority of those are owned by small investors with many being owner occupied multi-family units. We are predominantly individuals or couples squeaking out enough income to keep the rental properties afloat.

The expenses this bill may create as written would place an undue hardship on landlords and can only lead to higher rental housing costs if landlords are forced to make expensive upgrades to otherwise safe and suitable utility services.

Respectfully submitted,

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