

Aging Committee JOINT FAVORABLE REPORT

Bill No.: HB-5193

AN ACT CONCERNING RENT INCREASES, FEE INCREASES AND CHANGES
IN RESIDENCY STATUS AT CONTINUING-CARE FACILITIES AND MANAGED

Title: RESIDENTIAL COMMUNITIES.

Vote Date: 3/10/2022

Vote Action: Joint Favorable Substitute

PH Date: 3/3/2022

File No.:

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SPONSORS OF BILL:

Aging Committee

REASONS FOR BILL:

The reason behind the bill is to inform residents of continuing-care facilities and managed residential communities of rent and fee increases, or changes in residency 90 days in advance, to better notify residents and thereby protect them from surprise fee changes.

The JFS language revises the bill to create a working group to study the aforementioned issues, and narrows facilities to managed residential communities instead of continuing-care facilities.

RESPONSE FROM ADMINISTRATION/AGENCY:

Mairead Painter, State Long-Term Care Ombudsman, Department of Aging and Disability Services, offered testimony in support of this bill, stating that her office has received numerous complaints of significant fee increases shortly after a contract has been signed. She stated that these charges pose a significant financial burden to the families and residents, and this bill would better help residents make informed financial decisions.

NATURE AND SOURCES OF SUPPORT:

None submitted

NATURE AND SOURCES OF OPPOSITION:

The CT Assisted Living Association offered testimony opposing this bill, on the grounds that the bill as it stands is vague, confusing, and may not help residents. They testified that the rationale behind rate changes and fee changes is based on the premise that individuals will move between levels of care, and that such restrictions on MRCs could prevent residents from accessing 24-hour care at the necessary level.

Several heads of Continuing Care Facilities and Managed Residential Communities testified in opposition to this bill, stating that the CCRC and MRC model would be threatened by the proposed notification period and the associated rate caps. They stated that capping fees was not possible or acceptable, given the model of CCRC's and MRC's. Finally, several stated that individuals have the ability to self-insure by choosing their healthcare future from a series of options. These individuals included:

1. **Marikate Lynch, Administrator, Essex Meadows Lifecare Retirement Community**
2. **Michelle R. Bettigole, RN. MS/MSN, Chief Senior Care Officer, Ascentria Care Alliance**
3. **Patrick Gilland, President & CEO, Church Homes Inc.**
4. **David Hunter, President & CEO, Chatham Place at Mary Wade**
5. **Michael B. Rambarose, President & CEO, Whitney Center, Inc.**
6. **Cathy Pisarz, Director, Luther Ridge at Middletown**
7. **Mag Morelli, President, LeadingAge Connecticut**
8. **Paul T. Liistro, CEO, Arbors of Hop Brook**
9. **Chanté Drasdis, Executive Director, Arbors of Hop Brook**

Reported by:

Date: 3/16/2022

**Cameron Clarke, Committee Clerk
Richard Ferrari, Assistant Clerk**