

# The Connecticut General Assembly



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## **Reps. Currey & Davis Applaud House Passage of Crumbling Foundations Consumer Protection Bill** *Legislation requires real estate disclosures*

State **Reps. Jeff Currey** (D-East Hartford/Manchester/South Windsor) and **Christopher Davis** (R-East Windsor/Ellington) applauded the House passage Monday night of a bill updating the real estate property disclosure form passed into law last year, which requires sellers to provide information on potential issues with a home to prospective buyers. [HB 5321](#) further specifies the questions that must be included on the form and adds questions on concrete foundations.

“In addition to helping homeowners currently struggling with crumbling foundations, it’s important that we prevent future homeowners from ever facing this financially devastating problem. We can do that by ensuring prospective buyers receive all the necessary information on the condition of a home prior to purchase,” **Rep. Currey** said.

"As a Realtor, I see the impact this issue has on our region's housing market on a daily basis. The passage of this bill will help further inform buyers of any known past or present issues regarding the home's foundation and makes the disclosure report form more consumer friendly for all home purchases across our state," **Rep. Davis** said.

The bill also requires any member of the board of directors for the non-profit captive insurance company that will distribute crumbling foundations remediation funds to recuse themselves if their own application or that of a family member comes before the board. Per statute, two of the board members must be homeowners affected by crumbling concrete foundations.

“This measure proactively addresses ethics concerns that could arise from having an affected homeowner on the board of directors. Having that perspective represented is important to the board’s purpose, and we want to guarantee that individuals can serve without a conflict of interest,” **Rep. Currey** said.

The bill clarifies that the captive insurance company is not considered a state agency and shall not be considered to be performing a governmental function. This measure would protect the identity of homeowners who submit applications for aid.

The bill now awaits action by the state Senate.

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