

The Connecticut General Assembly



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LEGISLATORS INTRODUCE CRUMBLING FOUNDATION BILLS

State Representative Kelly Luxenberg (D-Manchester) joined fellow representatives and senators across the aisle to discuss the bills aimed at addressing crumbling foundations, specifically House Bill 6478.

The bill will:

1. prohibit the use of pyrrhotite in concrete aggregate intended for use in foundations
2. require the installation of curtain drains along concrete foundations in high water table areas
3. require that concrete removed from failed foundations is properly disposed of
4. establish a one-hundred-dollar surcharge on residential and commercial insurance policies, assessed annually for a period of not more than seven years, to establish a fund out of which a homeowner may receive up to seventy-five thousand dollars for the remediation of such homeowner's failing concrete foundation
5. waive the state building fee associated with the remediation of failing concrete foundations.

“We have been working together in a bipartisan fashion for more than a year and a half on this issue,” **Rep. Luxenberg** said. “Today we stand together shoulder to shoulder committed to providing a real solution to affected homeowners. We know what the problem is; now it’s the time to fix it.”

“Crumbling concrete foundations have created an unacceptable financial burden for too many homeowners in northeastern Connecticut. I’m pleased to support bi-partisan legislation that both provides relief to people currently struggling and prevents this issue in the future,” **Rep. Jeff Currey (D-East Hartford, Manchester, South Windsor)** said. “Rep. Kurt Vail and I have also introduced complementary legislation that would require insurance carriers to stop the clock on the statute of limitations for homeowners while a claim is being processed and to clearly indicate the deadline to file suit against their insurance carrier.”

“We are witnessing essentially a natural disaster. Pyrrhotite in concrete is causing foundations to crack, crumble and fail. This legislation, along with cooperation from the federal government and insurance companies, is what homeowners who are impacted by this disaster need,” **Rep. David Baram (D-Bloomfield, Windsor)** said.

“Crumbling foundations is an issue that is plaguing our district, particularly in the Town of Union, and additionally effecting thousands of other Connecticut residents as well,” **Rep. Pat Boyd (D-Brooklyn, Eastford, Pomfret, Union, Woodstock)** said. “There is a pressing need for a state-wide solution to help property owners suffering from this issue and I am proud to support legislation that does just that.”

“If there are a few crumbling foundations in a condominium complex, condo fees become completely unpredictable, reducing the value of structurally sound condominiums in the same complex by two-thirds or more,” **Rep. Michael Winkler (D-Vernon)** said. “These homeowners are in need of help and this legislation is a way for the state to lend a helping hand.”

“There are a number of bills that are being put forward with the final goal of developing a comprehensive solution to this devastating issue. I am happy to support any legislation brought forward by my colleagues that results in helping the hundreds, if not thousands, of aggrieved property owners in our state,” said **Sen. Tim Larson (D-East Hartford)**.

“This crisis has the potential to impact thousands of homes in north central and eastern Connecticut and upend the housing market and grand lists in our communities,” said **Senator Mae Flexer (D-Danielson)**. “I support the efforts of my colleagues in the House of Representatives and Senate. I believe the Insurance Department must do more to stand up for these homeowners and we need to ban pyrrhotite to ensure that these materials are not being used in new construction. We are all working together on a common goal to help homeowners who are currently struggling with this issue, and protect future homeowners from this crisis.”

“This proposal is one of many efforts we are making to take the burden off of homeowners who are grappling with what is essentially an impossible situation – the loss of their biggest asset and the quintessential American Dream of homeownership,” said **Senator Cathy Osten (D-Sprague)**. “We are committed to looking at a variety of ways to assist homeowners who have been impacted by this.”

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