

Housing Committee

JOINT FAVORABLE REPORT

Bill No.: HB-7027

AN ACT PERMITTING THE USE OF CONDOMINIUM DEPOSITS FOR

Title: CONSTRUCTION AND DEVELOPMENT.

Vote Date: 3/6/2025

Vote Action: Joint Favorable

PH Date: 2/27/2025

File No.: 239

Disclaimer: *The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

This bill would allow an accredited investor to invest in the construction and development of condominiums. Currently, 37 other states allow for these investors to put money into condominiums. Passing this legislation will unlock access to previously restricted capital.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

[Jim Perras, CEO, The Home Builders and Remodelers Association of Connecticut:](#) Jim Perras provided supportive testimony on behalf of the Home Builders and Remodelers Association of Connecticut (HBA). Perras stated this bill would, "provide a much-needed financing tool by allowing developers to use condominium deposits for actual construction costs." Perras pointed out that median home prices in Connecticut surged by nearly "50% since 2020" and believed "this measure will boost condo development" and offer more affordable homeownership opportunities.

[Rodrigo Real, Co-Founder & Partner, ROAN Development Venture LLC:](#) Rodrigo Real testified in support on behalf of ROAN Development Venture LLC. Real emphasized the "need for housing of all types" in Connecticut, which "by some measures...rank[s] 48th in the country in housing production." Real continued that this legislation "is one of the tools that will help spur housing supply in for-sale housing at all levels." Real clarified that an accredited

investor is defined as an individual or entity qualified to buy and sell unregistered securities. He concluded this bill would allow more investors to assist with the shortage of housing supply in Connecticut.

NATURE AND SOURCES OF OPPOSITION:

None expressed.

Reported by: Arianna Tsikitas, Clerk
Chris Peritore, Assistant Clerk

Date: 3/20/2025