

## S.B. 129 AN ACT ESTABLISHING THE OFFICE OF CONDOMINIUM OMBUDSMAN

Summary: Raised Bill No. 129 proposes to do the following:

Establish an office of a condominium ombudsman to investigate and resolve complaints filed by unit owners against their associations or against the officers, directors or managers of their associations.

### **CAI-CT's Position:**

**CAI-CT OPPOSES the provisions of S.B. 129 which call for the creation of an Office of Condominium Ombudsman** for the following reasons:

1. Most of the complaints received in the CAI-CT office are typically caused by lack of education on the part of the association boards and/or unit owners. The community associations in the State of Connecticut would be better served if all parties were better educated about the rights and responsibilities of boards and owners.
2. S.B. 129 would create an imbalance, as boards would not be given the opportunity to file a grievance against an abusive unit owner. Under the proposed bill, all boards would be required to pay a fee to defend a grievance filed by a unit owner.
3. Associations will incur increased expenses due to their likely need to hire legal counsel to defend against a grievance. Also, property managers will be forced to pass onto their clients the increased costs for time allocated to defend complaints.
4. Association boards are democratically elected. Unit owners are responsible for electing or removing board members. State government should not be acting in a supervisory capacity with respect to associations.
5. In these times of dire deficits, Connecticut cannot afford the \$500,000+ cost of creating an Office of the Ombudsman.

**A PUBLIC HEARING HAS BEEN SCHEDULED IN THE GENERAL LAW COMMITTEE FOR TUESDAY, Feb. 16, 2010 @ 10:30am. Please plan to have your voice be heard!**

**If you are interested in testifying, please let us know via email: [caictkmclain@sbcglobal.net](mailto:caictkmclain@sbcglobal.net) and we provide instruction for how to testify.**