



Creating Great Communities For All
**Connecticut Chapter of the
American Planning Association**

Testimony regarding
**Proposed Bill No. 700– AN ACT CONCERNING THE DISCLOSURE OR DAMS AND
SIMILAR STRUCTURES BY SELLERS OF REAL PROPERTY**

CCAPA supports this Proposed Bill. **CGS §20-327b, Subsection d** provides a list of real estate disclosures and information that is filled out by a seller to confirm certain property conditions to a prospective purchaser. These include things like locations of easements, septic systems, oil tanks, and location of the property in either a flood zone or wetlands. The Proposed Bill adds the disclosure requirement of the presence of an on-site dam that is registered with the Department of Energy and Environmental Protection (DEEP).

Dam ownership has maintenance and annual reporting requirements per the DEEP as well as some level of liability as to any hazards due to potential flooding of other properties should the dam experience failure. Dam ownership is significant regulatory and financial responsibility that any buyer of property absolutely has a right to be aware of and prepared for before closing on the sale. CCAPA's supports the Proposed Bill that would provide potential new owners this information prior to purchase of property.

WHO WE ARE

The Connecticut Chapter of the American Planning Association (CCAPA) has over 420 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities. CCAPA has long been committed to assisting the legislature and State agencies with developing and furthering responsible growth management principles. The APA is an independent, not-for-profit, national educational organization that provides leadership in the development of vital communities.

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