



**Testimony of Chris Corcoran, Senior Manager of the Healthy Homes Program
Office for Community Child Health at Connecticut Children's
to the Housing Committee regarding
SB 1303, *An Act Concerning Nonresident Landlord Registration and Increasing Penalties
for Repeat Building and Fire Code Regulations***

February 18, 2025

Senator Marx, Representative Felipe, and members of the legislature's Housing Committee, thank you for the opportunity to submit testimony in support of SB 1303, *An Act Concerning Nonresident Landlord Registration and Increasing Penalties for Repeat Building and Fire Code Regulations*. I am submitting testimony in support of this proposed legislation because nonresident landlord registration can help keep kids and families protected from the devastating impacts of lead poisoning.

Before commenting on the bill, we want to provide some background about the Office for Community Child Health (OCCH) which houses our Health Homes Program. At Connecticut Children's, we know that only about 10% of children's overall health is determined by the health care services they receive. OCCH works to improve the social influencers of health such as housing, transportation, food and nutrition, and family support services. We know that healthy homes and healthy communities build healthy children.

The Connecticut Children's Healthy Homes Program enhances living conditions for families statewide by identifying and mitigating housing-related health hazards. Leveraging a team of licensed and certified experts, the program conducts comprehensive home assessments and develops targeted remediation plans addressing lead-based paint, mold, asbestos, and injury risks. Through strategic collaboration with property owners and contractors, the program ensures all work meets rigorous federal, state, and local environmental and building regulations, fostering safer, healthier living environments.

Lead poisoning is 100% preventable. It has been proven that there is no safe lead level for a child. Children's developing brains put them at highest risk of the hazardous effects of lead. At low levels children often remain asymptomatic but the long term effects are irreversible. It continues to be demonstrated that lead exposure causes developmental delays, decrease in IQ points, as well as, attention and hyperactivity problems. Even beyond childhood, lead exposure has been linked to increased rates of high school drop-outs, crime and incarceration. In 2024, Connecticut wisely reduced the level at which local health departments are required to perform an onsite inspection for children whose blood lead level exceeds 5 µg/dL. This assessment requires participation from the landlord and occupants.

Unfortunately, reaching landlords who own properties under lead abatement orders can be a significant challenge, particularly after a child is diagnosed with an elevated blood lead level. Tragically, it is not uncommon for multiple children to be lead-poisoned in the same housing unit due to noncompliant landlords. Requiring nonresident landlords to register their contact information with the municipality could greatly aid public health and local officials in promptly reaching them and collaborating to eliminate lead hazards in affected homes.

Thank you for your consideration of this position. If you have any questions about this testimony, please contact Christian Petersen, Connecticut Children's Government Relations Manager at cpetersen@connecticutchildrens.org.