

THE PROPERTY JOURNAL

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A Property Management Publication

ISSUE 001

SUMMER 2026



WELCOME

From the Publisher

Property management is one of those professions where success often goes unnoticed—but problems rarely do.

Buildings are complex systems. The details matter. Preventative maintenance, resident experience, operational decisions, vendor relationships, seasonal planning—each piece contributes to whether a property simply functions or truly performs.

We created The Property Journal to share observations, ideas, and lessons gathered from working with properties across New England. Not as a sales brochure, and not as industry noise—just practical insights from the field intended to help property professionals stay informed, prepared, and ahead of challenges before they become disruptions.

Each issue will explore topics that affect day-to-day operations and long-term success. Some will focus on seasonal pressures. Others on overlooked details, emerging trends, or opportunities to improve the experience of managing and maintaining properties.

Whether you oversee one property or an entire portfolio, thank you for spending a few minutes with us. We hope these pages leave you with at least one idea worth putting into practice.

—

Lance Trovato
Publisher

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Connecticut Edition
Serving New England

The Property Journal is published periodically for property owners, managers, and housing professionals throughout New England.

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VERDANT PEST CONTROL

Protecting properties through practical, science-based pest management.





FEATURE

THE RULES MAY BE CHANGING

CONNECTICUT'S LEGISLATIVE SESSION CONTINUES TO SHAPE HOW PROPERTY MANAGERS OPERATE, PLAN, AND MANAGE RISK.

The Rules May Be Changing

SEVERAL HOUSING-RELATED PROPOSALS DREW ATTENTION DURING CONNECTICUT'S 2026 LEGISLATIVE SESSION. WHILE MANY DID NOT BECOME LAW, THE DISCUSSIONS THEMSELVES MAY SIGNAL AREAS PROPERTY MANAGERS SHOULD CONTINUE WATCHING.

SETTING THE STAGE

Connecticut's 2026 legislative session continued a growing focus on housing policy, tenant protections, and affordability concerns—topics that remain closely tied to the daily realities of property management across the state.

While many proposals introduced this year did not ultimately become law, several advanced far enough through committee discussions and public hearings to draw significant attention from landlords, property managers, and housing organizations alike.

Among the most closely watched proposals were bills related to “just cause” evictions, rent increases following property transfers, and security deposit limitations.

Supporters of the legislation largely framed the proposals as measures intended to strengthen tenant protections and housing stability, while opponents raised concerns about operational flexibility, investment incentives, and long-term impacts on housing supply.

SB 257

EVICCTIONS FOR CAUSE

SB 257 proposed expanding “just cause” eviction protections by limiting when certain residential leases could end without a specific qualifying reason. The bill advanced through committee discussion but did not receive final passage before the close of the 2026 legislative session.

Supporters viewed the proposal as increased housing stability, while opponents expressed concerns about operational flexibility and long-term investment impacts.

For property managers, the takeaway from the 2026 session extends beyond which bills passed or failed. Legislative proposals often provide insight into where future policy discussions may be headed—and which operational practices may face greater scrutiny in the years ahead.

LEGISLATIVE SNAPSHOT

SEVERAL ADDITIONAL HOUSING-RELATED PROPOSALS DREW ATTENTION DURING THE 2026 LEGISLATIVE SESSION AND MAY REMAIN AREAS OF INTEREST IN FUTURE YEARS.

HB 5092

RENT INCREASES FOLLOWING PROPERTY TRANSFERS

Connecticut lawmakers considered a proposal that would have expanded the role of local fair rent commissions following certain residential property transfers. Under the proposal, rent increases above established thresholds could have faced additional review after ownership changes.

Supporters described the concept as a tool intended to improve affordability and reduce displacement concerns following acquisitions. Opponents raised concerns that increased regulation could discourage reinvestment and limit operational flexibility.

Status: Did not advance to final passage

HB 5257

SECURITY DEPOSIT LIMITATIONS

This proposal sought to limit residential security deposits to no more than one month's rent. The discussion reflected broader conversations surrounding affordability and barriers to entering rental housing.

Supporters viewed the proposal as a way to reduce upfront financial burden on tenants. Opponents questioned whether reduced deposit flexibility could increase financial exposure for property owners.

Status: Received hearing; did not advance

SB 253

SECURITY DEPOSIT REFORM

Another proposal explored changes in the opposite direction by revisiting Connecticut's current security deposit framework. While the bill did not advance, the discussion highlighted continued discussion around balancing housing affordability with operational risk.

Taken together, the proposals introduced this session illustrate that housing policy remains one of Connecticut's most active and closely watched legislative areas.

Status: Did not advance

“LEGISLATION
DOESN'T NEED TO
PASS TO INFLUENCE
HOW AN INDUSTRY
PREPARES.”

FIELD NOTES

*PATTERNS WE REPEATEDLY SEE ACROSS PROPERTIES IN
NEW ENGLAND*

01

DEFERRED MAINTENANCE COMPOUNDS QUIETLY

THE ISSUES THAT GENERATE THE MOST RESIDENT FRUSTRATION ARE RARELY EMERGENCIES—THEY'RE SMALL RECURRING CONDITIONS LEFT UNRESOLVED. WATER ENTRY, GAPS OR PENETRATIONS, DRAINAGE ISSUES, DAMAGED WEATHER SEALS, AND RECURRING PEST ACTIVITY OFTEN APPEAR MONTHS BEFORE BECOMING EXPENSIVE REPAIRS.

03

SEASONAL PLANNING BEATS SEASONAL REACTION

SPRING AND FALL OFTEN DETERMINE THE WORKLOAD OF THE MONTHS THAT FOLLOW. TEST SYSTEMS EARLY. PROPERTIES THAT SCHEDULE INSPECTIONS AND PREVENTATIVE WORK EARLIER FREQUENTLY EXPERIENCE FEWER EMERGENCY REQUESTS DURING PEAK SEASONS.

02

COMMUNICATION PREVENTS REPEAT WORK

MANY REPEAT SERVICE REQUESTS ARE NOT CAUSED BY POOR SERVICE—THEY HAPPEN BECAUSE EXPECTATIONS WERE NEVER ALIGNED. NOT SETTING EXPECTATIONS, FORGETTING TO SCHEDULE FOLLOW-UPS AND NEGLECTING TO FOLLOW UP AFTER WORK CAN CREATE TENSION WITH TENANTS.

04

RESIDENTS NOTICE OPERATIONS BEFORE PROJECTS

MAJOR PROJECTS CREATE EXCITEMENT—BUT RESIDENT EXPERIENCE IS USUALLY SHAPED BY CONSISTENCY: CLEAN COMMON SPACES, GOOD COMMUNICATION, QUICK RESPONSE TIME, SUFFICIENT LIGHTING, AND VISIBLE UPKEEP.

Be on the lookout (BOLO) for minor problems before they become big emergencies.

THE CONDITIONS YOU DON'T SEE

PROBLEMS RARELY APPEAR WHERE THEY BEGIN. MOISTURE, DEFERRED MAINTENANCE, VEGETATION, SANITATION, AND ENVIRONMENTAL CONDITIONS OFTEN CHANGE OPERATIONS LONG BEFORE THEY BECOME VISIBLE.

01
WHAT TO LOOK FOR
PERSISTENT MOISTURE, RE-
CURRING MAINTENANCE
REQUESTS, UNUSUAL
ODORS, VEGETATION
GROWTH, STAINING, SANI-
TATION DRIFT, AND CHANG-
ING RESIDENT FEEDBACK

CONDITIONS BEFORE
LARGER ISSUES APPEAR.

02
*WHAT GETS OVER-
LOOKED*
ROOF TRANSITIONS,
DRAINAGE, PENETRATIONS,
STORAGE PRACTICES,
LANDSCAPING, DEFERRED
REPAIRS, AND SEASONAL
CHANGES FREQUENTLY
CREATE CONDITIONS THAT
LATER BECOME EXPENSIVE
OPERATIONAL PROBLEMS.

03
WHAT TO DO NEXT
DOCUMENT PATTERNS—NOT
ISOLATED EVENTS.

SMALL RECURRING CONDI-
TIONS OFTEN REVEAL
LARGER SYSTEM ISSUES.
WALK PROPERTIES SEASON-
ALLY, COMPARE RECURRING
REQUESTS, AND ADDRESS
ENVIRONMENTAL CHANGES
EARLY.

Conditions rarely create
urgency overnight.

They usually leave clues.

CONNECTICUT BY THE *NUMBERS*

HOUSING PRESSURE IN ONE PAGE

SUMMER 2026

| AFFORDABLE HOUSING BENCHMARK

31/169

Only 31 of Connecticut's 169 municipalities met the state's 10% affordable housing threshold in 2025 — the same count reached more than two decades earlier.

Two decades of housing policy. The same 31 towns. 138 municipalities remain below the state benchmark. Progress has effectively flatlined.

SOURCE: CT INSIDER

| AVG. HOME VALUE

\$441K

Connecticut's average home value in 2026.

Days to pending: 9
SOURCE: ZILLOW

| ABOVE ASKING PRICE

53%

Of CT homes sold above list price.

Sale-to-list: 101.6%
SOURCE: REDFIN

| NEW LISTINGS (YOY)

-10.6%

Decrease in new listings vs. prior year.

Total listed: 3,299
SOURCE: CT COMPTROLLER

| INCOME TO BUY — HARTFORD

\$138K+

Annual income needed for a typical Hartford home.

Bridgeport est.: \$227K+
SOURCE: CT INSIDER

| MEDIAN SALE PRICE GROWTH

+5.6%

Median CT home prices increased despite lower transaction volume.

Median sale price: \$445,100
SOURCE: REDFIN

WHAT THIS MAY MEAN

- Higher acquisition costs may continue to strengthen rental demand as homeownership moves further out of reach for many households.
- Slower inventory does not necessarily reduce pricing pressure — fewer listings have historically supported or elevated median sale prices.
- Operational efficiency increasingly matters: in a high-cost, low-turnover environment, asset management and retention become primary value levers.

“ *The market isn't slowing.
It's becoming harder to enter.* ”

PROPERTY HEALTH

What Pest Complaints Are Really Telling You

Common pest complaints often reveal larger issues involving sanitation, maintenance, resident habits, building conditions, or a combination of all four.

01 — MICE

The complaint people underreport.

RESIDENT LANGUAGE
"I saw one mouse."

REALITY

By the time mice become visible, activity has often been present for weeks. The source may be structural, behavioral, or both.



WHAT GETS MISSED

- Utility penetrations
- Storage clutter
- Pet food
- Bird seed
- Garage transitions

FIRST MOVE

Inspect before trapping. Entry points usually outlast bait.

02 — ROACHES

The complaint people over-treat.

RESIDENT LANGUAGE
"I need spraying."

REALITY

Roach complaints are frequently tied to sanitation, clutter, moisture, food debris, and neighboring units. Treatment alone rarely resolves recurring activity when contributing conditions remain unchanged.



WHAT GETS MISSED

- Food debris
- Cardboard storage
- Leaking plumbing
- Appliance voids
- Shared walls



FIRST MOVE

Reduce conditions before increasing chemistry.

03 — BED BUGS

The complaint people delay.

RESIDENT LANGUAGE
"I only found one."

REALITY

Bed bugs are rarely a reflection of cleanliness. Delayed reporting, however, often makes resolution more difficult and increases the scope of response.



WHAT GETS MISSED

- Furniture movement
- Neighbor notification
- Unit adjacency
- Repeat inspections

FIRST MOVE

Verify early. Contain movement. Inspect nearby units.

04 — FLIES

The complaint that hides another problem.

RESIDENT LANGUAGE
"There are flies."

REALITY

Fly complaints often point to sanitation issues, waste handling practices, dirty drains, pet waste, moisture, or organic buildup. Identifying the fly species frequently reveals the source.



WHAT GETS MISSED

- Trash rooms
- Pet waste
- Dirty drains
- Organic buildup
- Exterior breeding sources



FIRST MOVE

Identify the fly before treating the fly.

The best pest solutions address *conditions, not just pests.*

VIRTUS

DEERE

FEATURE

The Second Life of *Hartford Buildings*

How adaptive reuse is helping reshape downtown Hartford.

The Second Life of Hartford Buildings

How adaptive reuse is helping reshape downtown Hartford.

FEATURE

For decades, Hartford's downtown was built around office workers. Buildings filled each morning and emptied each evening as commuters returned home.

Today, a new chapter is unfolding. Across the city, former office buildings are being reimagined as apartments and mixed-use developments. As work patterns continue to evolve, developers are finding new opportunities within structures that once served a very different purpose.

Projects on Trinity Street, Pratt Street, and elsewhere throughout downtown demonstrate a growing interest in adaptive reuse — the process of transforming existing buildings for new uses while preserving their architectural character.

“Successful communities are often built not through replacement, but through reinvention.”

These conversions are doing more than creating housing. They are helping bring new residents into downtown neighborhoods, supporting local businesses, encouraging investment, and breathing new life into historic properties that might otherwise remain underutilized.

While every project is unique, they share a common goal: preserving the past while creating opportunities for the future. Hartford's evolution serves as a reminder that successful communities are often built not through replacement, but through reinvention.

HARTFORD BY THE NUMBERS

38

Apartments created through the Pratt Street conversion project

100+

Apartments created through former state office building conversions on Trinity Street

46

Apartments proposed through the redevelopment of 150 Trumbull Street



Adaptive reuse has become one of the most important development trends in urban centers across the country, helping communities preserve historic architecture while addressing changing housing and commercial needs.

The lender your competition hopes you never find.

Want to manage *more* *units?*

Funding Connecticut & Massachusetts investors for years. Hand your clients the key to faster buying power so they can give you more units to manage. **Qualified on the property's cash flow**, not their tax returns.

01 **Cash-Flow Qualified**

DSCR loans on 1-9 unit rentals. No W-2s, no tax returns, no income verification.

02 **Direct Decisions**

Not a bank. Not a broker. You talk to the person who actually says yes.

03 **Built to Close**

Fast, straight answers from a lender who's done this for 18+ years.

PASS IT ALONG - QUIETLY

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LOOKING AHEAD

THANK YOU FOR READING ISSUE 001

The Property Journal was created to share practical insights, industry trends, operational observations, and ideas that help property professionals make better decisions.

Issue 001 explored legislative developments, property operations, market conditions, pest management, and growth. We appreciate you spending time with us.

COMING UP

IN THE NEXT ISSUE

- WINTER PREPARATION

Preparing properties before the first freeze.

- VENDOR MANAGEMENT

Building stronger service partnerships.

- MAINTENANCE PLANNING

Preventative approaches that reduce emergency work.

- INSURANCE & RISK

Emerging trends affecting property owners and operators.

- CAPITAL & GROWTH

Strategies for long-term portfolio expansion.

“GOOD PROPERTIES ARE BUILT ONE DECISION AT A TIME.”

Interested in contributing to a future issue? The Property Journal welcomes ideas, case studies, industry insights, and professional perspectives.

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THE DETAILS MATTER

THE BEST PROPERTIES ARE ACTIVELY MANAGED

From pest management and exclusion to long-term property protection, **Verdant** helps property owners and managers throughout New England keep buildings operating at their best.

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