

## Legislation to License HOA Property Managers Promotes Private Company

Why does good legislation have to turn sour. Proposed legislation (HB 1277) mandates HOA property managers be licensed in Colorado. Long overdue. It indicates there will be credential and testing requirements. Good! Now the inappropriate and examples of how lobbyist and lawmakers write bad legislation. The Bill specifically endorses credential programs from only one provider (free ad space); endorses courses which DORA (Dept of Regulatory Agencies) has neither been authorized to review and approve nor can since these courses have yet to be updated for the content in this Bill and other soon to be passed HOA law (cart before horse and "assumes" courses were updated correctly and we know what happens when one assumes); why is one company listed and not all (it should be all or none); the company listed has not been proven by DORA to be superior to others and for sure not more economical to students; the purpose of this Bill is to direct DORA to identify requirements and educational providers and not force them to make sure one company will be approved; if the course names change, the company goes out of business, or requirements change the legislation immediately becomes incorrect;, and then there is DORA's policy on their own web site that indicates they don't endorse educational providers or pre-approve courses but this Bill most certainly ignores that policy. This is the best free advertising and marketing a company could hope for provided inappropriately by our State legislators. Other licensing legislation and descriptions of educational requirements on DORA's web site avoids all these violations of integrity in licensing and oversight. The Bill should simply state DORA will determine requirements and list providers on their web site, period. Let's not taint a long awaited, good intentioned Bill with commercial promotion and bias.