

Our Letter to Colorado Legislators

The continuation of the HOA Property Manager Licensing Law (HB 18-1175) was placed on an indefinite hold/killed today by a Senate Committee vote. The reasons for the defeat of this law don't seem to be based on legitimate reasons to license property managers and provide home owner/HOA protections but more political. We understand politics but not at the expense of home owners. We ask for your cooperation on resubmittal of this Bill preferably late this session vs in the 2019 session.

The Bill had its' flaws, weaknesses and special interest promotions and needed modifications but not killed leaving home owners and HOAs vulnerable to well documented abusive practices. Abusive practices in the property management industry over the past decades have cost home owners millions of dollars and the original Bill was a step forward to ending these practices. Throwing out the total licensing program now leaves many vulnerable to abusive practices and no venue to prosecute other than a costly, time consuming, and litigious court system that most simply can't afford to utilize.

Our organization would like to work with the legislature to revive this Bill with modifications to ensure Colorado doesn't revert back to the days when the property management industry was too often characterized by unqualified managers, those with criminal records, managers with little understanding of State HOA laws, no required standards on accounting and billing practices, costly conflicts of interests, etc. In the past we provided our suggestions for improvement that would add no cost to the taxpayers or burden on businesses but all ignored by DORA and in the Sunset review report. Consumer/home owner protections are needed and history bears this out.

Your cooperation in working with us and members from the industry to sponsor the revival of this law is appreciated. Thank you.

