

## Our email to legislators, members and the Governor

As the State's largest and most recognized HOA homeowner's advocacy organization, we urge you to vote against HB 20-1200 that would continue the State's HOA Office for the following reasons:

- a. This Office **has never provided consumer protections or oversight of the HOA industry or involvement in homeowner problem resolution.** It is strictly administrative and posts HOA information on a web site that is readily available on many other web sites.
- b. The **main recommendation in the Sunset Review**, resulting in the draft of this Bill, **left out** the main reform to justify this Office: a dispute resolution process within the State HOA Office.
- c. The **reforms in an HOA Reform review** mandated by the Governor in 2019 **were left out** of the Bill.
- d. Reforms mentioned by the State HOA Office were left out of the Bill.
- e. This **Office would provide HOA homeowners with no advisory or investigative services or other consumer protections:** it would strictly be an administrative Office.
- f. The **Office imposes over \$250,000 in fees a year** on HOAs with no benefit to homeowners.

The Bill's content and the sponsor's testimony during Committee hearing didn't try to put forth justifying the Office other than **it should just continue.** Continuing a government Office that can't be justified on service to the public is wasteful and bad government. This Bill should be amended to include the reforms identified or killed. We urge you to vote NO on this Bill.

Side note: we are not done with this issue and will find new sponsors to present a Bill on dispute resolution in the 2021 legislative session. There is plenty of precedence for an out of court dispute resolution for homeowners by the State. In particular, it was implemented for homeowner disputes with their property management company and there is a process whereby mobile home park residents can file a complaint at no cost with the State and have it reviewed, investigated and ruled upon. The State legislators continue to bow to lobbyist pressures when it comes to HOAs and the legal industry will continue to collect millions in legal fees from HOA and their homeowners.

HB 20-1333: this Bill would have saved homeowners upwards of \$15-20 million in HOA home sale Transfer Fees. This would have been completed by requiring HOAs to download official documentation to the State web site (it already exists and would simply require a file transfer at no cost) and make available a process for homeowners to access their current Bill (financial obligations to the HOA) on the HOA web site at no cost. Homeowners could then complete home sale transfer fee requirements by

downloading the documents from either the HOA web site or State web site at no cost and did the same with their billing statement. Note, all homeowners pay for maintaining HOA documents with HOA dues but when they sell their home they are charged on average \$350 for these documents up to over \$1,000. Thus this Bill would allow homeowners to avoid these duplicate and unjustified fees associated with transfer fees.

These issues will be pursued in the 2021 legislative session with new sponsors that place HOA homeowners as a priority and take a firm stand against lobbyist pressures.