

April 1, 2013 Property Management Licensing Legislation

I ask all members to forward the below email (cut and paste and delete my name at the end of it and add yours) to their State Representatives in the House and Senate: use our web site. Take some extra time to send an email to the sponsors of this Bill, Sen. M. Carroll morgan.carroll.senate@state.co.us and Angela Williams angela.williams.house@state.co.us Let's help get this legislation correct and not have it serve to promote any one company for the property management license educational requirements. This is important! This is the Bill we long waited for!

The Bill to license property management companies is well crafted and comprehensive and the work is well appreciated by HOA homeowners. However, one area should be changed as noted below to improve upon this legislation:

On page 9 of "House Bill 13-1277; Community Association Manager Licensure", it discusses the certification requirements. The Bill specifically mentions courses from the CAI with no mention of the two other nationally recognized certification sources: NARPM and IREM. The effect of placing the exact courses from a specific company in the Bill provides a implied endorsement for these courses versus other sources. It will influence the decision of property managers and provide an undue advantage to one organization over others offering similar courses. If one private source is mention then all should be! Why mention any private organization at all? This seems highly irregular for legislation. The courses mentioned in the Bill have not been found to be superior over others nor more affordable for property managers.

There is a paragraph in the Bill that states other sources can be used for certification but this does not justify mentioning any one company's offerings. DORA is responsible for identifying requirements and providers: not this Bill. Course offerings, classifications, requirements, and names can change over time thus requiring changes in this legislation if the specific names remain in the Bill.

Suggest the requirements for education and certification in this Bill state: "The Director of DORA will determine educational and certification requirements and identify multiple sources through which applicants can complete such requirements. Such sources for completing certification requirements should include private firms, professional organizations, and our Community Colleges and other public education institutions. The identified providers of certification will be listed on the DORA web site by name and address, contact information, and cost to complete the certification.

Thanks for your consideration to improve upon this Bill.