

## **HB 19-1212, renewing the HOA Property Manager Licensing Program All the Problems of the Licensing Program Continue with no Solutions**

UPDATE HB 1212 and our suggestions to improve licensing

HB 1212 gained approval and it will continue the current HOA Property Manager licensing program without change for one year until July 2020. Unless legislative action is taken next year to extend the program the licensing law will expire July 2020. HB 1212 doesn't include any changes previously included in the Bill that were asked for by the industry to be regulated. HB 1212 does mandate that DORA conduct "stakeholders" meetings for suggestions on improving the law over the next year. The stakeholders process is simply a re-labeling of the Advisory Committee previously in HB 1212. Whether DORA listens to home owners and who the stakeholders will be is a mystery but we know history indicates home owners may again come out on the losing end with any Committee hand selected by DORA.

DORA has a new Director and we'll try to sit down with this person to discuss the history, administration and related problems with licensing. We'll attempt to identify Bill sponsors to extend the program beyond July 2020 and get their cooperation to include home owner protections that are flagrantly missing in the current licensing law.

Thus HB 1212 salvages a flawed program for one year, avoided home owner requests to improve the program, managed to more industry input, provides a ray of hope with the stakeholder concept for rules changes, and retains one of the few, if only weakly effective, means of enforcing home owner's rights concerning property management company abuses.

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