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**HOUSE OF REPRESENTATIVES**  
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HOA colleagues,

I received several inquiries on effective dates for the two new HOA laws that provide regulatory exemptions. So, I thought it might be useful to send that information out to you--feel free to pass it on to other interested parties.

**Exemption from most Common Community Interest Organization Act (CCIOA) regulations.**

As you know, we were successful (finally!) in getting the pre-1992 small HOAs the same CCIOA regulatory exemptions as post-1992 small HOAs. Small HOAs = Annual assessment of \$300 or less OR 10 units or less. This law goes into effect August 5, 2015.

**Exemption from New HOA Management Licensing Regulations**

Even more important, HB 15-1343, Manager Licensing bill, was signed into law by Governor Hickenlooper on May 20th, and went into effect immediately. Under HB 15-1343, volunteer HOA boards which hire independent contractors to do clerical, ministerial, accounting, or maintenance functions are exempt from the manager licensing regulations. There is no size limit for the HOA to qualify for this regulatory exemption from the licensing requirements.

I have excerpted the 1343 exemption language below, so you can see how to qualify for the licensing exemption.

(4) (b) "COMMUNITY ASSOCIATION MANAGEMENT" DOES NOT MEAN THE PERFORMANCE OF ANY CLERICAL, MINISTERIAL, ACCOUNTING, OR MAINTENANCE FUNCTION.

(5)(b) "Community association manager" or "manager" does not include:

.....  
(VII) AN INDEPENDENT CONTRACTOR WHO: (A) PERFORMS ANY CLERICAL, MINISTERIAL, ACCOUNTING, OR MAINTENANCE FUNCTION; OR (B) IS NOT OTHERWISE ENGAGED IN THE PERFORMANCE OF COMMUNITY ASSOCIATION MANAGEMENT; Here is the link to the bill: [http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/9321BC81B8980A5A87257E040077B76D?Open&file=1343\\_enr.pdf](http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/9321BC81B8980A5A87257E040077B76D?Open&file=1343_enr.pdf)

We got a win-win--less regulatory hassle for our small HOAs and volunteer HOAs AND less regulatory costs that could have driven assessments higher for individual landowners!

Regards,

A handwritten signature in black ink, appearing to read "Terri Carver".

State Representative Terri Carver  
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