

**STATE
FISCAL IMPACT**

Drafting Number: LLS 14-0686	Date: January 14, 2014
Prime Sponsor(s): Rep. Labuda Sen. Balmer	Bill Status: House Business, Labor, Economic, and Workforce Development
	Fiscal Analyst: Josh Abram (303-866-3561)

SHORT TITLE: LIMIT HOA TRANSFER FEES & LATE PAYMENT PENALTIES

Fiscal Impact Summary	FY 2014-2015	FY 2015-2016
State Revenue		
State Expenditures	Minimal workload increase. See State Expenditures section.	
FTE Position Change		
Appropriation Required: None		

Summary of Legislation

The bill requires a licensed community association manager who provides services for a Homeowners' Association (HOA), either directly or through employees or subcontractors, to fully disclose to the HOA all service fees and charges that will be billed either to the HOA or to unit owners. The community association manager must disclose all fees and charges during contract negotiations with the executive board of an HOA, and annually thereafter. The Division of Real Estate in the Department of Regulatory Agencies (DORA) may regulate, investigate, and take disciplinary action against a manager for a violation of these provisions.

State Expenditures

The bill results in a minimal increase in enforcement activities for the Division of Real Estate in DORA; however, since HOA managers are likely to comply with the law, increased investigations and disciplinary or other necessary enforcement activities are anticipated to be minimal and can be accomplished within the division's existing appropriations.

Effective Date

The bill takes effect January 1, 2015, if the General Assembly adjourns on May 7, 2014, as scheduled, and no referendum petition is filed.

State and Local Government Contacts

Judicial Law Regulatory Agencies State