

HB1175_L.005

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Finance.

HB18-1175 be amended as follows:

1 Amend reengrossed bill, page 4, strike line 8 and substitute "(1)(b), (5)(a),
2 (5)(b)(VIII), and (9) as follows:".

3 Page 4, after line 13 insert:

4 "(5) (a) "Community association manager" or "manager" means
5 any person, firm, partnership, limited liability company, association, or
6 corporation THAT SIGNS A CONTRACT OR AGREEMENT TO PROVIDE
7 COMMUNITY ASSOCIATION MANAGEMENT TO A COMMON INTEREST
8 COMMUNITY OR that, in consideration of compensation by fee,
9 commission, salary, or anything else of value or with the intention of
10 receiving or collecting such compensation, whether or not the
11 compensation is received by the licensed manager directly or by the
12 licensed entity that employs the licensed manager, engages in or offers or
13 attempts to engage in community association management in Colorado."

14 Page 4, line 14, strike "(5)".

15 Page 4, after line 17, insert:

16 "(9) "HOA" or "homeowners' association" means an association
17 or unit owners' association, as defined in section 38-33.3-103 (3), ~~C.R.S.~~,
18 whether organized before, on, or after July 1, 1992; except that the term
19 does not include an association or unit owners' association in which a
20 majority of units that are designated for residential use are time share
21 units, as defined in section 38-33-110 (7). ~~C.R.S.~~ As used in this
22 subsection ~~(8)~~ (9), "majority of units" means the units to which are
23 allocated more than fifty percent of the allocated interests in the common
24 interest community appurtenant to all units that are designated for
25 residential use."

26 Page 4, line 18, after "12-61-1002," insert "amend (1); and".

27 Page 4, line 21, strike "(4) THE" and substitute "(1) Effective July 1,
28 2015, it is unlawful for any person to engage in, or to hold out himself,
29 herself, or itself as qualified to engage in, the business of community
30 association management OR TO ACT AS A COMMUNITY ASSOCIATION
31 MANAGER without first having obtained a license from the director in
32 accordance with section 12-61-1003 or during any period in which the
33 manager's license is revoked or suspended.

34 (4) THE".